

# **CNY Pomeroy Appraisers, Inc.**

## **A MARKET STUDY OF PROPOSED CASTLE POINT NY1136 CELLULAR TOWER 110 CHELSEA ROAD TOWN OF WAPPINGER DUTCHESS COUNTY, NEW YORK**



### **CLIENT OF THE REPORT**

**NEIL J. ALEXANDER, ESQUIRE, LEED, AP  
PARTNER  
CUDDY & FEDER, LLP  
445 HAMILTON AVENUE, 14TH. FLOOR  
WHITE PLAINS, NEW YORK 10601**

**DATE OF VALUATION: AUGUST 4, 2020  
DATE OF REPORT: AUGUST 5, 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  
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August 5, 2020

Neil J. Alexander, Esquire, LEED, AP  
Partner  
Cuddy & Feder, LLP  
445 Hamilton Avenue, 14th. Floor  
White Plains, New York 10601

RE: Market Study of  
Proposed Castle Point NY1136 Cellular Tower  
110 Chelsea Road  
Town of Wappinger, Dutchess County, New York

Dear Mr. Alexander:

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 110 Chelsea Road, in the town of Wappinger, Dutchess County, New York.

This market study has been completed in July and August 2020.

The subject consists of a horse farm to be partly improved with a cellular tower site on a 10,000-square foot leased site that is part of the combined 47.91± acres (two tax parcels) which is identified as the parent parcel or larger parcel, with the proposed cellular tower site known as Castle Point NY1136 identified as the subject property. The client is proposing to construct a cellular tower on this property.

You have requested that we provide our professional opinion on the impact of whether the proposed Castle Point NY1136 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.

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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.

Cuddy & Feder, LLP is the client. The only intended users of this report are the client, Tarpon Towers, II, LLC, Town of Wappinger, Verizon Wireless of the East LP, and AirOSmith Development. 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 two of the control cellular tower sites, we identified some properties that transferred twice after the tower was constructed, allowing us to review additional price trend analyses.

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.

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You have also requested that we review two sets of documents in addition to our own research and analysis of residential sale prices surrounding established cellular towers. The first set of documents were opposition reports that have already been filed with the Town of Wappinger. The second set of documents consisted of several reports prepared by professionally designated appraisers for other cellular tower sites that included evaluations of the impact of cellular towers on nearby residential properties. Comments about each set of documents are contained herein.

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

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 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 positive **5.66%** and **7.59%**, respectively, indicating that the surrounding residential properties did not suffer a value loss that could be associated with the nearby cellular tower. When breaking each set of *before and after* transactions into subsets based on school district and/or house style, the overall average and median changes were positive **11.59%** and **12.09%**, respectively, also reinforcing the market's reactions to not showing negative value trends for residential properties due to cellular tower construction in the same neighborhoods.

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 **14.67%** and **17.58%**, respectively, exceeding the 3% annual time trend used in the *before and after* market study analysis. This sale-resale paired sales market study also positive trends for post-tower construction sale-resale transactions (overall average and median values of **7.19%** and **1.31%**, respectively), and **12.53%** and **14.11%** for the overall average and median values when both sets of sale-resale transactions are combined.

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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 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 opposition documents include several opinions about why the client's cellular tower should not be built which we have not commented on as they are outside of the scope of work for our market study. However, the references to the negative impacts on nearby residential values are supported by brokers' opinions without any supporting market data or statistics, or as references to professionally completed studies that dated from 1984 through 2004 with one 2012 citation. No information was included to support that eight- to 36-year old studies are still relevant in 2020 or to the Castle Point location.**
- **The reports prepared by other professionally designated appraisers that reviewed prices of residential properties within view of a cellular tower to prices of residential properties without cellular tower views were credibly completed. These reports each concluded that the neighborhoods studied did not reflect overall negative value impacts to nearby residential properties based on the proximity and view of a cellular tower.**

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.

August 5, 2020

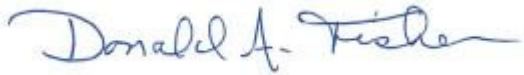
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A description of the property, together with an explanation of the valuation procedures used, is contained in our report. This appraisal assignment was not made nor was the appraisal rendered based on a requested minimum valuation, a specific valuation, 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 #20-0177)

# CNY Pomeroy Appraisers, Inc.

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# CNY Pomeroy Appraisers, Inc.

## ***EXECUTIVE SUMMARY:***

CLIENT:	Cuddy & Feder, LLP.
INTENDED USERS:	Cuddy & Feder, LLP, Tarpon Towers, II, LLC, Town of Wappinger, Verizon Wireless of the East LP, and AirOSmith Development.
PROPERTY NAME:	Proposed Castle Point NY1136 Cellular Tower.
PROPERTY LOCATION:	110 Chelsea Road, town of Wappinger, Dutchess County, New York.
TYPE OF PROPERTY:	Consists of a horse farm to be partly improved with a cellular tower site.
SITE SIZE:	<p>According to the provided Site Plan for the Castle Point NY1136 cellular tower, a 10,000-square foot site is designated for the proposed cellular tower.</p> <p>Town of Wappinger and Town of Fishkill tax maps indicates the site size of the parent parcel is a combined 47.91± acres (two tax parcels).</p>
TAX PARCELS:	6056-03-339420 and 6056-03-297312.
PROPERTY OWNER:	Jeanne M. Radice.
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate.
PROPERTY ZONING:	R-40/80; One-Family Residences District (Town of Wappinger) and R-40; One-Family Residential District (Town of Fishkill).
FLOOD CONDITIONS:	Flood Zone X (flood insurance is not required).
HIGHEST AND BEST USE:	
AS IF VACANT:	<p>Parent parcel: Rural residential / agricultural land.</p> <p>Subject Property: Cellular tower site.</p>
AS IMPROVED:	<p>Parent parcel: Horse farm usage with some potential for rural residential development.</p> <p>Subject Parcel: Proposed cellular tower on a 10,000-square foot site.</p>

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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.
DATE OF MARKET STUDY ANALYSIS:	August 4, 2020.
DATE OF INSPECTION:	None.
DATE OF REPORT:	August 5, 2020.
VALUE INDICATORS:	
MARKET STUDY BEFORE & AFTER SALES:	Overall average and median changes of +11.15% and +12.09%, respectively, indicating no value loss from nearby cellular towers.
MARKET STUDY: SALE-RESALES:	Overall average and median changes of +12.53% and +14.11%, respectively, indicating no value loss from nearby cellular towers.
MARKET STUDY CONCLUSION:	<p><i>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.</i></p> <p><i>Our review of the residential sale data did not reveal any evidence that cellular towers are not in harmony with the surrounding neighborhoods.</i></p> <p><i>Our review of residential sale price trends after the construction of a cellular tower showed continued appreciation for the time period studied.</i></p> <p><i>Our review of other market studies prepared by professionally designated real estate appraisers showed that those reports were credibly completed and produced conclusions that reflected the market data studied.</i></p>

# 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.

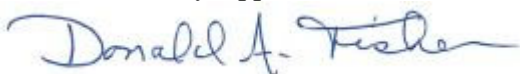
We are not responsible for electronic sharing, or sharing in any form, of this market study report.

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.

# CNY Pomeroy Appraisers, Inc.

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.

# CNY Pomeroy Appraisers, Inc.

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, as an agreement for the scope of work for this assignment, but has reviewed documents provided by the client, aerial photographs and various maps of the subject location and the locations of the control cellular towers used in the market study, and has completed other appraisal assignments in the same region of the state over the past several decades. This market study has been prepared in July and August 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. Cuddy & Feder, LLP is the client. The only intended users of this report are the client, Tarpon Towers, II, LLC, Town of Wappinger, Verizon Wireless of the East LP, and AirOSmith Development.. 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 a horse farm; 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. The residential sale prices for a time period before the construction of a control cellular tower (usually a two-year period prior to the year of the tower's construction) will be compared to the residential sale prices in the same neighborhood after the date of construction (for an approximate two-year period or to the preparation of this market study), with the earlier group of sales adjusted for time by an analyzed appreciation rate. The differences between the two sets of sales will be summarized to review the market's reaction to the construction of a nearby 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.

We have also included a review of opposition documents and other reports prepared by professionally designated real estate appraisers that compare the procedures and results of those reports to the conclusions of this market study report.

This market study report was prepared during July and August 2020.

# CNY Pomeroy Appraisers, Inc.

## ***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>1</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 an owner-occupied horse farm to be partly improved with a cellular tower site that will be leased. We assume that other 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) and were transferred in fee simple estate interests.

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.

## ***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>2</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> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 90.

<sup>2</sup> The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 3.

# CNY Pomeroy Appraisers, Inc.

## ***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>3</sup>

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

## ***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>3</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 140.

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

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

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

**Area/Neighborhood Analysis:** Data available from Dutchess County, Town of Wappinger and Town of Fishkill 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 Dutchess County Real Property Offices, the Town of Wappinger, and the Town of Fishkill assessment offices, as well as information provided by the client. Site information, such as zoning, utilities, etc., was based on discussions with representatives of Dutchess County, the Town of Wappinger, and the Town of Fishkill 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 if vacant and as currently improved.

**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.

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## ***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.

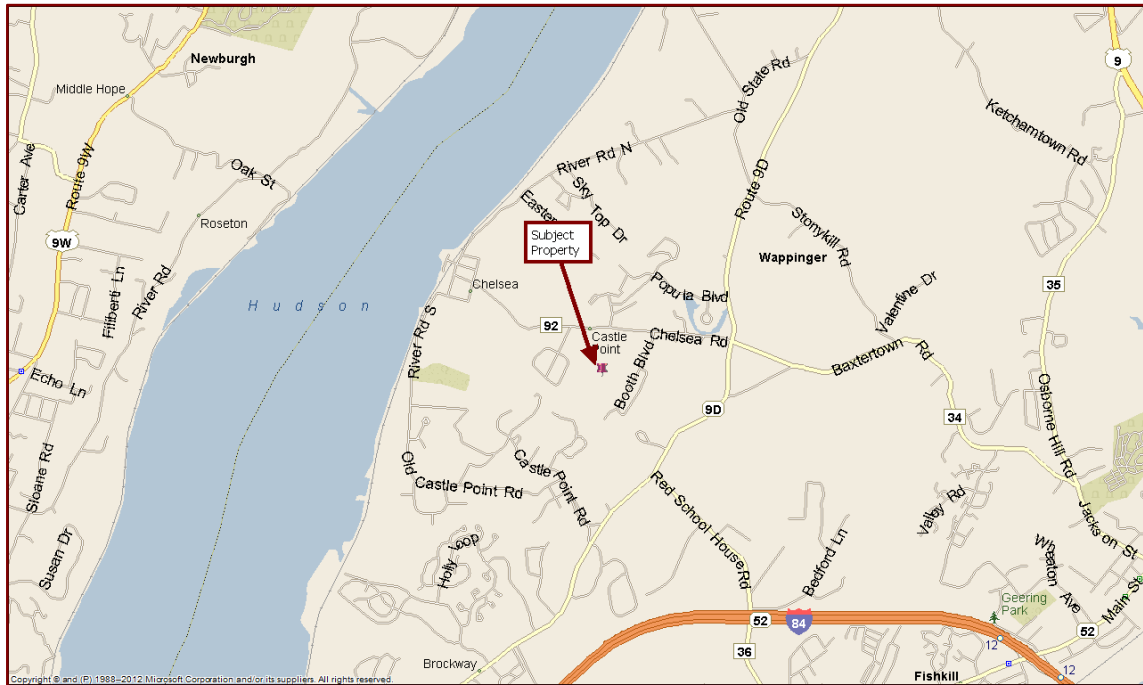
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<sup>5</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 4.

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

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

The subject property is on the south side of Chelsea Road, in the town of Wappinger, Dutchess 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 suburban area with several single-family residential subdivisions, apartment complexes, governmental complexes, and commercial properties located within a half-mile radius, intermixed with agricultural and woodland parcels. This neighborhood is south of the city of Poughkeepsie along the east side of the Hudson River, and is across the River from the city of Newburgh in Orange County. This combination of land uses and residential properties is similar to many of the neighborhoods within commuting range of Poughkeepsie, Newburgh, Kingston and New York City in the southeastern region of Upstate New York. Interstate 84 is a short distance to the south and Interstate 87 is across the Hudson River. The Taconic State Parkway and US Route 9 are to the east, along with other State routes, and provide access to New York City to the south and the Capitol Region to the north. For purposes of this market study, we consider the southeast part of Upstate New York to include Dutchess, Putnam, Orange and Ulster 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
Dutchess	\$280,000	\$290,000	\$295,000	2.64%
Orange	\$265,000	\$270,000	\$277,500	2.33%
Ulster	\$218,250	\$228,000	\$245,000	5.95%

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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%

The market data analyzed which shows a range of positive time trends ranging from 1.3% to over 5% per year. Based on our review of this data, a **3% per year** annual appreciation rate will be applied to the comparable sales used in the Market Study analyses.

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<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 30, 2020, <https://www.bls.gov/cpi/>

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## ***PROPERTY DATA:***

### *LOCATION:*

The subject's address is 110 Chelsea Road, in the town of Wappinger, Dutchess County, New York.

### *HISTORY:*

The parent parcel is a horse farm to be partly improved with a cellular tower site on a combined 47.91± acres and is identified by the Town of Wappinger as tax parcel 6056-03-339420 and Town of Fishkill as 6056-03-297312. A proposed site measuring 100 feet by 100 feet (10,000 square feet) is proposed to be used for a 150-foot high, monopole-style cellular tower.

## ***SITE DESCRIPTION:***

We have reviewed the Town of Wappinger and the Town of Fishkill tax maps, 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 Wappinger and Town of Fishkill tax maps, the site size is a combined 47.91± acres (two tax parcels).
FRONTAGE:	37± feet of frontage on the south side of Chelsea Road.
SHAPE/TOPOGRAPHY:	The subject site is irregular in shape. Topography is generally level to slightly sloping with some moderately steep areas.
INGRESS/EGRESS:	Adequate ingress and egress is available from Chelsea Road.
UTILITIES:	Public records indicate that public utilities available include electricity and telephone. However, several residential subdivisions and apartments in the area indicate that public water, sewer and/or natural gas may also be available.
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 Site Assessment prepared by Tectonic Engineering and Surveying Consultants, P.C., originally dated October 3, 2019 and with updates through June 2, 2020, was provided for this property. No evidence of recognized environmental conditions was 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, apartments, commercial, governmental, institutional, agricultural and recreational.

SITE IMPROVEMENTS: There are no site improvements in close proximity to the proposed cellular tower sites.

## *COMMENTS:*

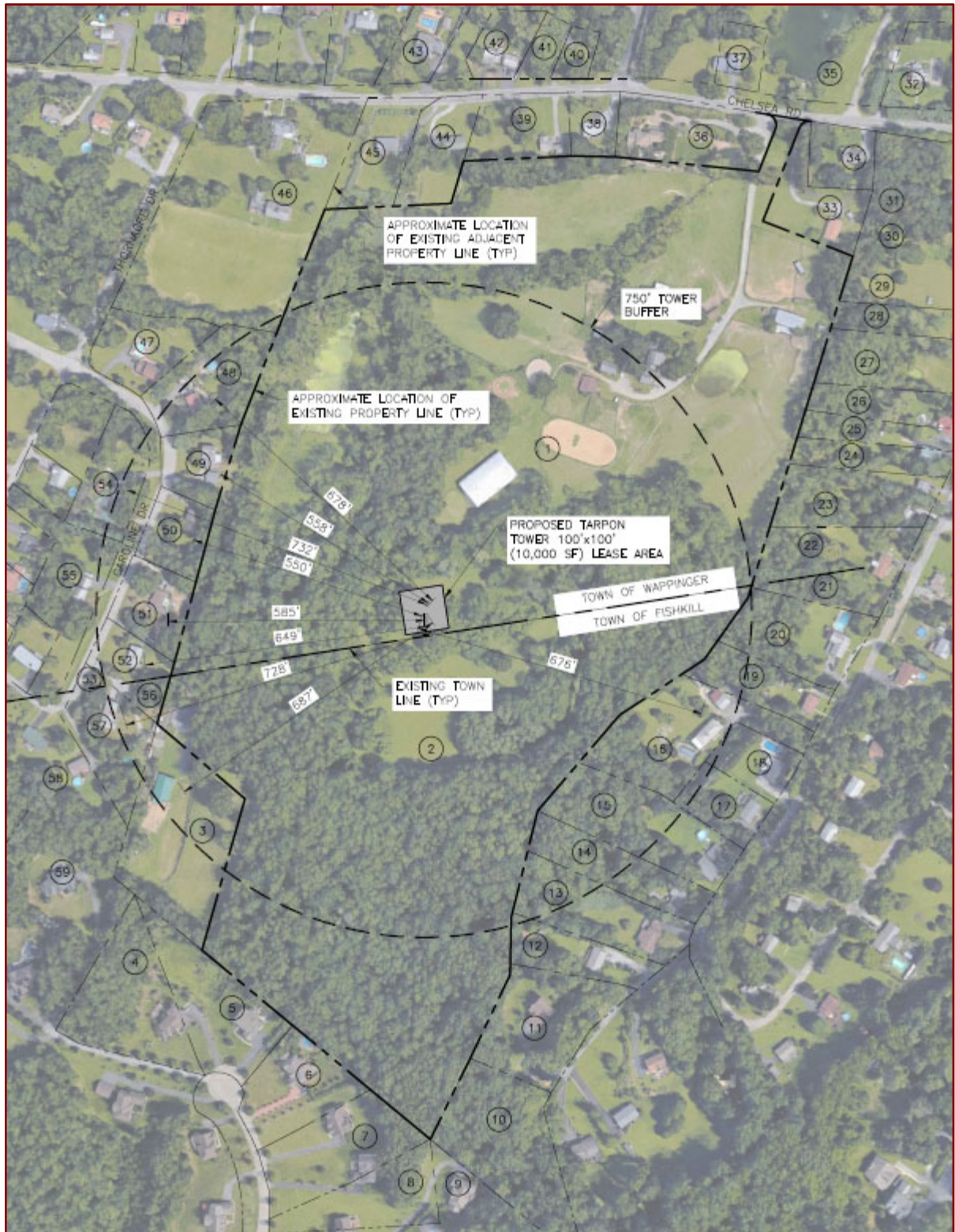
The subject site is a proposed cellular tower to be constructed on the parent parcel. As of the writing of this market study, we understand that the proposed tower will be a monopole style tower with a height of 150 feet.

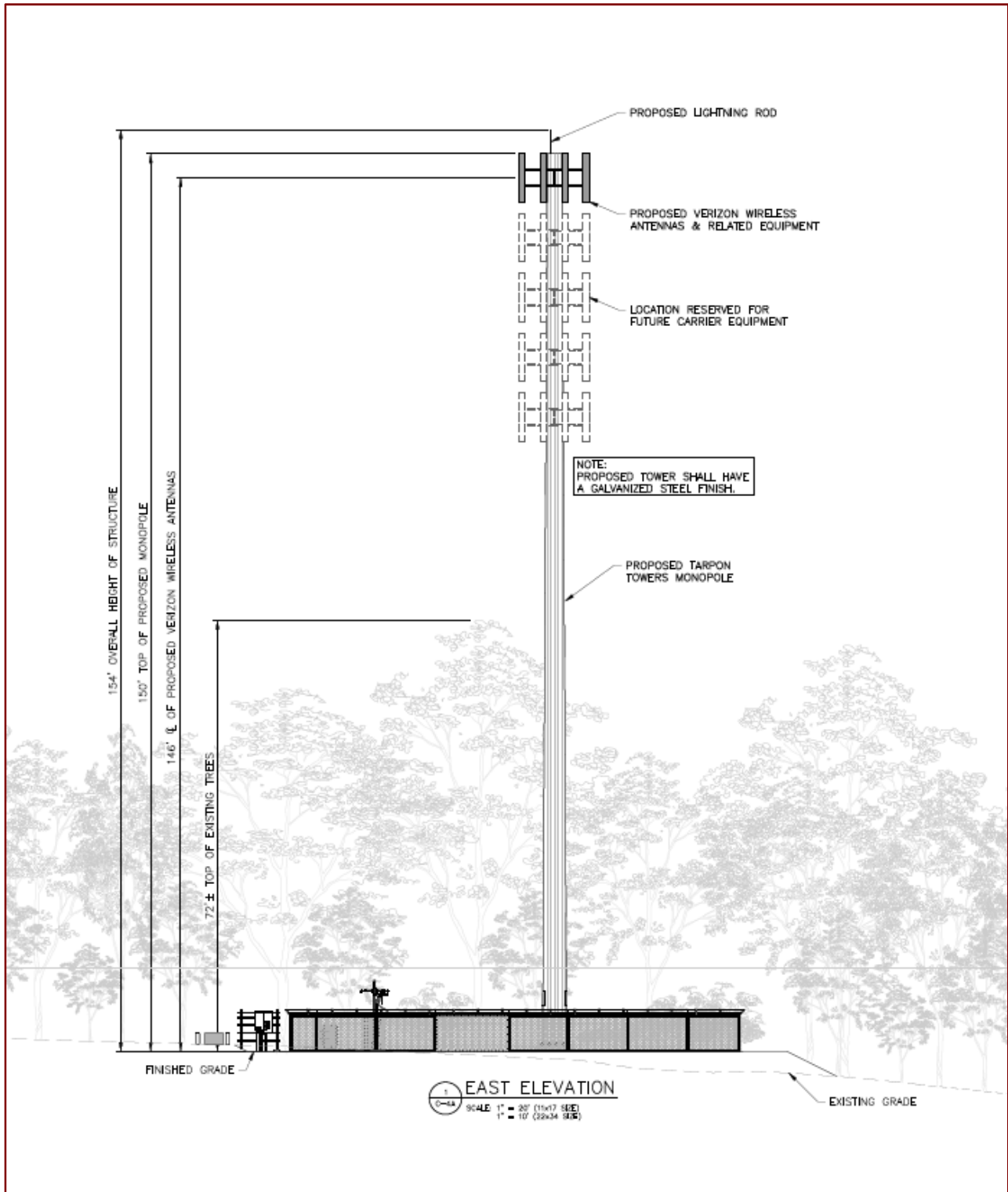
The parent parcel is not known to be encumbered with any long-term arm’s length leases.

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 IF VACANT:*

After considering the four criteria, it is our opinion that the highest and best use of the parent parcel/larger parcel, as if vacant, is for residential and agricultural purposes. The limited road frontage suggests that the property is best used as a single building site with agricultural usage for most of the remaining land, with horse farm usage being predominant in the area. The subject site containing 10,000-square feet is suitable for the site of a cellular tower.

### *AS IMPROVED:*

Based upon the preceding data, it is our opinion that the highest and best use of the parent property/larger parcel, as improved, is for horse farm usage with some potential for rural residential development. The subject property’s highest and best use is for the proposed cellular tower on a 10,000-square foot site.

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

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## ***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 cellular towers in the same region as the subject property is located. The results of the trends of sales prices before and after the construction of other nearby cellular towers is projected for the expected trends in residential sale prices in the vicinity of the proposed subject cellular tower studied (“tower”). Residential sales were researched around existing nearby cellular towers 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
- Sales within one-mile radius of control cellular tower being measured (insufficient number of sale properties were located within a one-half mile radius of most of the identified towers, requiring expansion of study area to one-mile radius)
- 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)
  - Price per House SF unit prices, representing the sale price divided by the house size in square feet, are recognized as moderating differences in size so that size adjustments are not required (average and median house sizes for each group are shown in each spreadsheet)
  - Unit prices also represent the relative contributory value of room counts, garages, basements, and all other typical components of single-family residential properties
  - Average and median measurements for Effective Year Built and Site Size (Acres) are also shown in each spreadsheet to show the relative uniformity of age and site size for each study
- 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

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- 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
      - The time period between the two studies is based on the difference between the midpoint date of the *before* average and median unit prices and the midpoint date of the *after* average and median unit prices
      - Subsets of sale data consisting of the same house styles are also analyzed; the same time period used for the original data set of each control cellular tower is used throughout the subset analyses because the same time period was used for each sample of sales
  - 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.
- 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 – Before and After Area Sales:

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

No.	Name/Registration No.	Street Address	Town	County	Zip	Latitude	Longitude	Tower Type	Height of tower (ft)	Date of Construction
20	1272903	1893 South Road	Poughkeepsie	Dutchess	12590	41-36-58.9 N	73-55-03.9 W	Flagpole w/ interior + exterior	103	10/29/2000
6	1222152	Van Siden Rd.	Poughkeepsie	Dutchess	12601	41-39-49.6 N	73-55-58.6 W	Flagpole	120	1/31/2001
4	1204871	Plattekill Service Area	Newburgh	Orange	12589	41-34-45.9 N	74-05-06.5 W	Lattice Tower	200	5/15/2001
7	1222509	209 Plank Rd	Newburgh	Orange	12550	41-32-12.0 N	74-02-52.0 W	Lattice Tower	69	2/6/2002
10	1249384	178 SYLVAN LAKE ROAD	Beekman	Dutchess	12533	41-37-16.3 N	73-44-59.5 W	Monopole	119	4/26/2002
15	1259621	Corner of Rte 207 and Toleman	New Windsor	Orange	12575	41-28-26.6 N	74-08-02.0 W	Monopole	158	10/2/2002
5	1207278	37 Maple Ave	Montgomery	Orange	12575	41-31-23.2 N	74-08-54.9 W	Monopole	173	2/20/2003
8	1233473	198 Cedar Avenue	Poughkeepsie	Dutchess	12603	41-39-39.2 N	73-54-17.5 W	Monopole	136	4/29/2003
18	1271944	2585 South Road	Poughkeepsie	Dutchess	12601	41-39-53.5 N	73-55-58.2 W	Flagpole	122	4/28/2004
9	1244362	190 Old Sylvan Lake Rd	East Fishkill	Dutchess	12533	41-36-17.8 N	73-45-18.8 W	Monopole	90	7/28/2004
3	1203451	120 Valley View Dr	Newburgh	Orange	12550	41-33-00.0 N	74-04-58.5 W	Lattice Tower	80	8/1/2004
17	1271094	20 Barnes Rd	Poughkeepsie	Dutchess	12603	41-42-40.5 N	73-52-18.4 W	Monopole	175	10/20/2005
19	1271945	2 Neptune Road	Poughkeepsie	Dutchess	12601	41-38-39.9 N	73-55-30.9 W	Flagpole	121	10/20/2005
11	1255710	41 Enterprise Drive	Newburgh	Orange	12550	41-30-42.9 N	74-06-48.8 W	Monopole	125	12/27/2006
16	1261875	2490 Kent Cliffs Rd	Carmel	Putnam	10512	41-28-22.6 N	73-45-35.2 W	Monopole	168	11/7/2007
12	1258129	80 Airport Dr	Wappingers Falls	Dutchess	12590	41-37-47.2 N	73-52-05.7 W	Monopole	80	12/7/2007
14	1258961	2741 Route 94	Washingtonville	Orange	10992	41-24-51.3 N	74-10-28.2 W	Stealth Pole	150	2/20/2008
13	1258584	55 McAlpin Ave	Mahopac	Putnam	10541	41-22-37.5 N	73-43-27.5 W	Monopole	122	5/15/2008
1	1012319	Dean Hill Rd	New Windsor	Orange	12553	41.46144	-74.07411	Lattice Tower	168	8/24/2010
2	1061739	Snake Hill	Newburgh	Orange	12550	41.49025	-74.04139	Guyed Tower	122	11/1/2010
21	1279282	89 E Main St	Washingtonville	Orange	10992	41.42589	-74.15697	Monopole	120	6/8/2011
22	1290490	722 Route 376	Hopewell Junction	Dutchess	12533	41.59917	-73.81296	Monopole	130	6/30/2013
24	1300482	699 Route 280	Gardiner	Ulster	12525	41.66067	-74.13814	Monopole	154	2/5/2015
23	1294461	17-19 Orr Ave	Newburgh	Orange	12550	41.49961	-74.07292	Monopole	135	1/15/2016
28	1304296	I-84 Milepost 55EB	Fishkill	Dutchess	12533	41.54614	-73.72219	Monopole	126	3/22/2018
26	1303175	244 Boardman Road	Poughkeepsie	Dutchess	12603	41.65944	-73.88661	Monopole	112	4/9/2018
27	1303353	296 North Plank Rd	Newburgh	Orange	12550	41.55061	-74.05958	Monopole	207	7/16/2018
25	1302084	Sid Felter Ln	Woodbury	Orange	10930	41.3775	-74.11806	Lattice Tower	190	8/16/2019
29	1309999	Located off Disano Dr, north of Orange Lake	Orange Lake	Orange	12550	41.55103	-74.08317	Monopole	80	8/16/2019

The eight tower projects shaded in the above table were constructed in the past seven years (post Great Recession) and are considered the most relevant for purposes of this market study. Using the most recently constructed control cellular towers for market study purposes will provide the most current reactions by residential home buyers in the subject property's marketing area. We have reviewed the locations of each of these cellular towers for neighborhood characteristics and potential for significant sale transaction history before and after the construction of each respective tower. After this review, the following cellular towers were identified as having a sufficient volume of residential sales in close proximity and could be used for market study purposes (identified as control cellular towers for evaluation purposes):

No.	TOWER NAME	TOWN	COUNTY	DATE CONST.
22	722 Route 376	East Fishkill	Dutchess	6/30/2013
23	17-19 Orr Avenue	Newburgh	Orange	1/15/2016
26	244 Boardman Rd	Poughkeepsie	Dutchess	4/9/2018
27	296 North Plank Road	Newburgh	Orange	7/16/2018
29	Off Disano Dr.	Newburgh	Orange	8/16/2019

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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 tower construction (starting at least one full month after the construction date). 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 first full month after the tower completion to the current time.

The following Excel tables show the results of each market study *before and after* analysis. 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.

The first table shows the summary of all residential sales within a one-mile radius of the identified control cellular tower:

SUMMARY OF BEFORE & AFTER SALES ANALYSES												
ALL SALES WITHIN ONE-MILE RADIUS OF CONTROL CELLULAR TOWERS												
TOWER NAME	TOWN	COUNTY	DATE CONST.	SALES SAMPLED	# BEFORE	# AFTER	BEFORE TIME-ADJ \$/SF		AFTER \$/SF		DIFFERENCE	
							AVERAGE	MEDIAN	AVERAGE	MEDIAN	AVERAGE	MEDIAN
Off Disano Dr.	Newburgh	Orange	8/16/2019	All Sales, 1.0-mi radius	31	8	\$147.17	\$154.28	\$163.31	\$172.94	10.97%	12.09%
244 Boardman Rd	Poughkeepsie	Dutchess	4/9/2018	All Sales, 1.0-mi radius	108	99	\$143.89	\$148.91	\$151.99	\$160.21	5.63%	7.59%
722 Route 376	East Fishkill	Dutchess	6/30/2013	All Sales, 1.0-mi radius	56	47	\$179.22	\$189.11	\$158.94	\$156.95	-11.32%	-17.00%
17-19 Orr Avenue	Newburgh	Orange	1/15/2016	All Sales, 1.0-mi radius	16	18	\$137.43	\$146.54	\$139.82	\$142.25	1.74%	-2.93%
296 North Plank Road	Newburgh	Orange	7/16/2018	All Sales, 1.0-mi radius	30	26	\$129.26	\$134.16	\$156.78	\$163.08	21.29%	21.56%
									OVERALL AVERAGE		5.66%	
									OVERALL MEDIAN		7.59%	

The net results of the five market studies of *before* and *after* residential sales, after adjusting the *before* set of sales for time, show overall average and median differences of **5.66%** and **7.59%**, respectively, indicating that the changes in improved residential sale prices for the *after* time period exceeded the time trend adjustment.

The next table shows the differences for all sales for each control cellular tower, plus several sub-sets of sales based on school district and/or house style for each market study:

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SUMMARY OF BEFORE & AFTER SALES ANALYSES												
TOWER NAME	TOWN	CTY.	DATE CONST.	SALES SAMPLED	# BEFORE	# AFTER	BEFORE TIME-ADJ S/SF		AFTER S/SF		DIFFERENCE	
							AVERAGE	MEDIAN	AVERAGE	MEDIAN	AVERAGE	MEDIAN
Off Disano Dr.	Newburgh	Orange	8/16/2019	All Sales, 1.0-mi radius	31	8	\$147.17	\$154.28	\$163.31	\$172.94	10.97%	12.09%
				Newburgh School Dist.	24	6	\$152.13	\$168.52	\$162.38	\$164.96	6.74%	-2.11%
				Newburgh Sch; 2-sty	13	6	\$147.84	\$172.71	\$162.38	\$164.96	9.84%	-4.49%
				Newburgh Sch; Split Level	4	3	\$152.05	\$141.50	\$153.53	\$162.50	0.97%	14.84%
244 Boardman Rd.	Poughkeepsie	Dutchess	4/9/2018	All Sales, 1.0-mi radius	108	99	\$143.89	\$148.91	\$151.99	\$160.21	5.63%	7.59%
				Arlington School Dist.	35	26	\$147.62	\$147.10	\$162.12	\$159.05	9.82%	8.12%
				Arlington Sch.; Cape Cod	8	3	\$151.05	\$144.81	\$164.08	\$162.55	8.63%	12.25%
				Arlington Sch.; Colonial	10	8	\$145.15	\$141.12	\$143.33	\$139.03	-1.25%	-1.48%
				Arlington Sch.; Ranch	9	6	\$161.38	\$161.51	\$197.03	\$199.02	22.09%	23.23%
				Arlington Sch.; Contemp.	2	4	\$134.38	\$134.82	\$177.50	\$161.49	32.09%	20.17%
				Arlington Sch.; Split Level	4	2	\$146.23	\$143.82	\$157.28	\$157.28	7.56%	9.36%
722 Rte 376	East Fishkill	Dutchess	6/30/2013	All Sales, 1.0-mi radius	56	47	\$179.22	\$189.11	\$158.94	\$156.95	-11.32%	-17.00%
				Wappingers Sch.; Colonial	33	30	\$184.54	\$196.56	\$157.12	\$176.04	-14.86%	-10.44%
				Wappingers Sch.; Old Style	3	2	\$144.91	\$125.73	\$176.85	\$176.85	22.04%	40.66%
				Wappingers Sch.; R Ranch	9	6	\$145.83	\$154.02	\$130.55	\$133.46	-10.48%	-13.35%
				Wappingers Sch.; Ranch	5	7	\$208.36	\$183.78	\$188.78	\$159.90	-9.40%	-12.99%
17-19 Orr Ave.	Newburgh	Orange	1/15/2016	All Sales, 1.0-mi radius	16	18	\$137.43	\$146.54	\$139.82	\$142.25	1.74%	-2.93%
				Newburgh Sch.; Cape Cod	3	1	\$123.14	\$132.10	\$163.40	\$163.40	32.69%	23.69%
				Newburgh Sch.; Raised Ranch	2	6	\$123.89	\$123.89	\$153.49	\$162.44	23.89%	31.12%
				Newburgh Sch.; Ranch	7	9	\$155.91	\$161.68	\$125.52	\$143.91	-19.49%	-10.99%
				Newburgh Sch.; Split Level	2	1	\$115.98	\$115.98	\$145.46	\$145.46	25.42%	25.42%
296 N. Plank Rd.	Newburgh	Orange	7/16/2018	All Sales, 1.0-mi radius	30	26	\$129.26	\$134.16	\$156.78	\$163.08	21.29%	21.56%
				Newburgh Sch.; All Sales	29	25	\$128.31	\$134.36	\$154.62	\$160.26	20.51%	19.27%
				Newburgh Sch.; Cape Cod	10	2	\$130.75	\$168.60	\$166.67	\$166.67	27.47%	-1.15%
				Newburgh Sch.; Colonial	7	1	\$124.51	\$123.03	\$151.74	\$151.74	21.87%	23.34%
				Newburgh Sch.; Old Style	1	1	\$110.33	\$110.33	\$144.21	\$144.21	30.70%	30.70%
				Newburgh Sch.; Raised Ranch	4	3	\$124.11	\$142.68	\$149.52	\$157.89	20.47%	10.66%
				Newburgh Sch.; Ranch	2	8	\$135.79	\$135.79	\$142.63	\$155.40	5.04%	14.44%
				Newburgh Sch.; Split Level	5	10	\$135.79	\$145.96	\$166.68	\$172.40	22.75%	18.12%
								OVERALL AVERAGE		11.15%		
								OVERALL MEDIAN			12.09%	

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 **11.15%** and **12.09%**, respectively.

In conclusion, the market studies of *before and after* paired sales analyses, when considering a variety of combinations of *before* and *after* improved residential sales, yielded overall net results that show positive trends that exceeded the time trend adjustments proven in the economic trends analysis of the Neighborhood / Local Marketing Area section. ***Based on the overall results of these market data analyses, the addition of a cellular tower to a neighborhood does not adversely impact the values of the nearby residential properties.***

## 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 (Excel spreadsheets identifying each sale are included in the Appendix):

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SUMMARY OF SALE - RESALE TRANSACTIONS BEFORE AND AFTER TOWER CONSTRUCTION						
TOWER NAME	TOWN	COUNTY	DATE CONST.	TYPE OF PAIRED TRANSACTION	% CHANGE PER YEAR	
					AVERAGE	MEDIAN
Off Disano Dr.	Newburgh	Orange	8/16/2019	Before & After Tower Construction	17.58%	17.58%
244 Boardman Rd.	Poughkeepsie	Dutchess	4/9/2018	Before & After Tower Construction	33.98%	18.77%
722 Route 376	East Fishkill	Dutchess	6/30/2013	Before & After Tower Construction	-1.56%	-1.83%
17-19 Orr Avenue	Newburgh	Orange	1/15/2016	Before & After Tower Construction	19.81%	20.46%
296 North Plank Road	Newburgh	Orange	7/16/2018	Before & After Tower Construction	3.54%	14.11%
				OVERALL AVERAGE	14.67%	
				OVERALL MEDIAN		17.58%

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 **14.67%** and **17.58%**, respectively. Both the overall average and median rates of change exceed the 3% annual time trend derived previously in this market study and which was used to adjust the sale prices of the *before* sales used in the *before and after* paired sales analysis.

The next table shows the results of two sets of *sale-resale* transactions after the identified tower was constructed with overall average and median increases of **7.19%** and **1.31%**, respectively. Note that, while the Dean Hill Road cellular tower site was not used for the *before and after* paired sales analysis because it was constructed in the middle of the Great Recession, we were able to identify several sale-resale transactions after the tower was constructed and the Recession had ended. These spreadsheets identifying each sale transaction are included in the Appendix.

SUMMARY OF SALE - RESALE TRANSACTIONS						
TOWER NAME	TOWN	COUNTY	DATE CONST.	TYPE OF PAIRED TRANSACTION	% CHANGE PER YEAR	
					AVERAGE	MEDIAN
722 Route 376	East Fishkill	Dutchess	6/30/2013	Post Tower Construction	9.37%	-0.11%
Dean Hill Road	New Windsor	Orange	8/24/2010	Post Tower Construction	5.01%	2.72%
				OVERALL AVERAGE	7.19%	
				OVERALL MEDIAN		1.31%

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The following table summarizes all of Sale-Resale transactions for each control cellular tower, combining the paired sale transactions that occurred *before* and *after* the tower construction with the post-tower construction paired sale transactions. This table shows the overall average and median rates of price changes at **12.53%** and **14.11%**, respectively.

SUMMARY OF SALE - RESALE TRANSACTIONS						
TOWER NAME	TOWN	COUNTY	DATE CONST.	TYPE OF PAIRED TRANSACTION	% CHANGE PER YEAR	
					AVERAGE	MEDIAN
Off Disano Dr.	Newburgh	Orange	8/16/2019	Before & After Tower Construction	17.58%	17.58%
244 Boardman Rd.	Poughkeepsie	Dutchess	4/9/2018	Before & After Tower Construction	33.98%	18.77%
722 Route 376	East Fishkill	Dutchess	6/30/2013	Before & After Tower Construction	-1.56%	-1.83%
722 Route 376	East Fishkill	Dutchess	6/30/2013	Post Tower Construction	9.37%	-0.11%
17-19 Orr Avenue	Newburgh	Orange	1/15/2016	Before & After Tower Construction	19.81%	20.46%
296 North Plank Road	Newburgh	Orange	7/16/2018	Before & After Tower Construction	3.54%	14.11%
Dean Hill Road	New Windsor	Orange	8/24/2010	Post Tower Construction	5.01%	2.72%
				<b>OVERALL AVERAGE</b>	<b>12.53%</b>	
				<b>OVERALL MEDIAN</b>		<b>14.11%</b>

In conclusion, the market studies of the *sale-resale* transactions, produced overall net results that show positive trends that exceeded the time trend adjustments proved in the economic trends analysis of the Neighborhood / Local Marketing Area section. ***Based on the overall results of these market data analyses, the addition of a cellular tower to a neighborhood does not adversely impact the values of the nearby residential properties.***

## ***SUPPLEMENTAL REVIEW:***

The client has also requested that we review documents that have already been provided to the Town of Wappinger by parties that are opposing the construction of the subject's proposed cellular tower and to also review the reports that have been prepared by other professionally designated real estate appraisers for other cellular tower projects.

### *Review of Opposition Documents:*

#### **Memorandum In Opposition – 110 Chelsea Road, undated, Prepared by Andrew J. Campanelli**

- Point I – claims construction of 150-foot high cellular tower will violate the Zoning Code – any comments are beyond the scope of this market study.
- Point II – claims construction of the cellular tower does not meet the standards for a special permit – any comments are beyond the scope of this market study.
- Point III – claims construction of the cellular tower does not meet the standards for site plan approval – any comments are beyond the scope of this market study.
- Point III, Part A – claims construction of the cellular tower will inflict substantial losses in value of adjacent and nearby residential properties.
  - Several studies were cited from The Bond and Wang that were completed between 1984 and 2004 (the early years of cellular tower construction) when cellular towers were new and readily noticeable, but not significantly different than television and radio transmission towers.
  - The only distance referenced in the footnotes was “within 100’ of a Cell Tower” – the distance to the closest residences of the proposed Castle Point cellular tower location are over 550 feet.
  - The most recent date in the footnotes is 2012 which references a New Jersey appraiser’s analysis.
  - While it may be possible that cellular towers presented neighborhood nuisances in the early years of cellular usage, the studies that our firm has completed in the past ten years do not reflect the types of negative impacts on residential property values that are referenced in this Point. The results of this market study, which are based on sale transaction studies from 2013 through 2020, show overall net positive trends for both the *before and after* paired sales analyses and for the *sale-resale* paired sales analyses.

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- References federal Courts decisions and the “professional opinions of licensed real estate brokers, (as opposed to appraisers) who provide their professional opinions as to the adverse impact upon property values...” Real estate brokers are advocates for their clients and may not be unbiased; professional real estate appraisers are required to render objective opinions based on their analyses of market data. The analysis contained in this market study are a straight examination of recent sale data around control cellular towers to compare sale prices of residence before and after the construction of a cellular tower, with the older sales adjusted for time to bring the comparison into the same time frame. The four real estate brokers who provided their professional opinions which are listed in this section and have letters included in the “Exhibits in Opposition” (see next document reviewed) stated only their opinions and did not support those opinions with any market data or statistics.
- Point IV – claims Tarpon Towers’ application for an area variance does not meet its standards - any comments are beyond the scope of this market study.
- Point V – claims Tarpon Towers would be able to increase height of proposed tower without further approvals – any comments are beyond the scope of this market study.
- Point VI – claims Tarpon Towers failed to provide proof of need for location and height proposed – any comments are beyond the scope of this market study.
- Point VII – states Tarpon Towers’ application should be denied – any comments are beyond the scope of this market study.

## **Exhibits in Opposition – Chelsea Road Tower, undated; Prepared by Andrew J. Campanelli**

- Exhibit B contains approximately 30 letters from neighboring home owners and family members stating opposition to the construction of the 150-foot high cellular tower on the 110 Chelsea Road property, primarily opposing its disruption of the scenic views each currently enjoys. These letters emphasize the view, tranquility, natural environment, and quiet environment that will be destroyed by the placement of the cell tower. The letters reference personal and/or sentimental feelings about the construction of the cell tower but do not provide any market data or statistics that support a loss of market value to their respective properties.
- Exhibit C contains Brokers Professional Opinion Letters
  - Susan Wynne of Re/Max states, in her professional opinion, the cell tower will reduce the value of the 86 Chelsea Road property by “approximately 15% to 20%” and “will make the home less marketable and more challenging to sell” but does not provide any market data or statistics to support this opinion.
  - Kimberlee Markarian of Berkshire Hathaway states, in her professional opinion, the proposed cell tower “reduce the value of the home at 86 Chelsea Rd, Wappingers by approximately 20% and it will make the home less marketable, even at a reduced purchase price.” This letter does not include any market data or statistics to support this opinion.

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- Diane Spiak-Pisanelli of Berkshire Hathaway refers to the value of a beautiful view and states, “the many municipalities have a ‘view tax’ which puts a levy on some properties for their spectacular views” and “depending upon the size and location to the property in question, the negative impact could be anywhere between 15% to 25% of the property value.” This broker does not include any market data or statistics to support this opinion.
- Kevin Fortuna of Fortuna Realty, Inc. states “I believe the addition of a cell tower to any property will have a negative impact on that properties value” but does not include any market data or statistics to support this opinion.
- Exhibits D, E and F – images and articles of collapsed towers
  - Castle Point cellular tower is located on a site with a sufficient fall zone around it where it will not land on any structures or property owned by others.
- Exhibits G and H – images and articles of cell tower fires
  - Location of proposed Castle Point cellular tower is removed from surrounding residences and any fire or collapse will not affect surrounding properties (150-foot height of proposed tower is only 27% of the distance to the closest residence which is measured at 555 feet from the tower site).
  - A fire on a cell tower is not significantly different than a fire on a silo or other tall structure; any fire is potentially devastating and building codes and construction standards are designed to reduce the risk of fire and other types of damage.
- Exhibit I – Verizon Coverage Map for 110 Chelsea Road Site - any comments are beyond the scope of this market study.
- Exhibit J – Satellite images of Four Alternative Sites - any comments are beyond the scope of this market study.

## Review of Reports by Professionally Designated Real Estate Appraisers

The client provided seven market study reports prepared by professionally designated real estate appraisers which analyzed sales around other cellular towers. The reports were prepared between 2011 and 2014. A summary of our review of each report follows:

1. Proposed Cell Tower, 433 Cooper Road, Town of Irondequoit (Monroe County); prepared by Robert G. Pogel, SRPA of Pogel, Schumbmehl & Ferrara, LLC; dated February 4, 2011.
  - a. Report provides a transmittal letter that includes a summary of the parent property, neighborhood and procedures employed to complete the market study.
  - b. Analysis for Site No. 1 involved a 115-foot high cell tower constructed in 1996. The appraiser compared the average unit sale price of sales of nine residential properties that were within view of the cell tower (\$84.32 per square foot) to the average unit sale price of sales of seven residences in the same subdivision but with a view of the cell tower (\$81.03 per square foot). Conclusion was there was an appreciable difference in property values regardless of the proximity of the cell tower. A summary of sales with tax map and photograph are included.

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- c. Analysis for Site No. 2 involved a 130-foot monopole cell tower and a nearby police department cell tower constructed in 2000. The appraiser compared the average unit sale price of six residential properties without a view of the cell towers (\$76.68 per square foot) to ten sales of residences with a limited view of the cell towers (\$76.63 per square foot) to six sales of residential properties with a view of the cell towers (\$76.95 per square foot). Conclusion was there the sale prices do not indicate any appreciable difference relative to the proximity to the two cell towers. A summary of sales with tax map and photographs are included.
  - d. Our conclusion of this Pogel report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.
2. Proposed Wireless Communication Facility, 2232 Route 17K, Town of Crawford; prepared by Edward J. Ferrarone, MAI of Lane Appraisals, Inc.; dated February 2, 2012.
- a. Report includes a transmittal letter that identifies the subject property, proposed 150-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references several previous studies with the lists of each set of sales for each study following the letter
    - i. Town of Somers – 100-foot high monopole - referenced one study since 2000 plus a 2009-2011 study which both showed nearby condominium units with a view of the cell tower had higher prices than those with no view.
    - ii. Harrison, NY – 100-foot monopole installed in 1997 – referenced two studies (2000-2001 and 2009-2011) that revealed homes with a view of the tower sold for higher prices than those without a view in the same neighborhood.
    - iii. New Rochelle, Ny – 110-foot monopole – references two studies (2000-2001 and 2009-2010) with each revealing that homes in the same neighborhood with a view of the monopole sold for higher prices than homes without a view
    - iv. Town of Stony Point, NY – 130-foot monopole – referenced two studies (2003-2006 and 2007-2009) that reported little if any differences in sales prices with and without direct views of the tower.
    - v. Village of Suffern, NY – 90-foot stealth flag monopole – referenced a 2009-2006 study that showed no differential in values between homes with and without views of the tower.
      - 1. Also references a 2007-2010 study that showed the highest unit price paid in that time period was for a home with a view of the monopole.
    - vi. Town of Orangeburg – monopole located on Town Hall property – referenced three studies (2003-2005, 2007 and 20080-2010)
      - 1. First study showed unit prices of \$250 for homes with a view of the monopole compared to \$207 for homes without a view
      - 2. Second study showed a sale with a view of the monopole at \$294 per square foot compared to four sales without a view at \$256 per square foot.
      - 3. Third study showed average unit price for homes with a view of the tower at \$254.57 compared to homes without a view at \$231.15.

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- vii. Village of Spring Valley, NY – 100-foot monopole – referenced a 2004-2006 study with average unit price of homes with a view at \$188.96 compared to homes without a view at \$196.17 (reflects a 3.68% reduction) – appraiser concludes difference is “only minor”
        - 1. In 2007 a second monopole was erected in the same neighborhood; a 2007-2010 study showed an average unit price for homes with a view of both monopoles at \$246.33 compared to homes without a view at \$212.20.
    - c. Appraiser states he has completed other studies and in each study the results were “consistent and similar”
    - d. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.
- 3. Proposed Wireless Communication Facility, 23 Dartantra Drive, Hopewell Junction, Town of East Fishkill; prepared by Edward J. Ferrarone, MAI of Lane Appraisals, Inc.; dated March 10, 2013.
  - a. Report includes a transmittal letter that identifies the subject property, proposed 150-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references the same studies that were identified in the February 2, 2012 Lane Appraisal report and includes the lists of each set of sales for each study following the letter
  - c. An eighth study was provided from Town of Patterson on another communications tower which showed a home with a view sold for \$219.54 compared to four nearby homes without a view that averaged \$180.87.
  - d. Appraiser states he has completed other studies and in each study the results were “consistent and similar”
  - e. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.
- 4. Proposed Wireless Communication Facility, 73 Cunningham Lane, Town of Pawling; prepared by Edward J. Ferrarone, MAI of Lane Appraisals, Inc.; dated August 14, 2013.
  - a. Report includes a transmittal letter that identifies the subject property, proposed 110-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references the same studies that were identified in the March 10, 2013 Lane Appraisal report and includes the lists of each set of sales for each study following the letter
  - c. Appraiser states he has completed other studies and in each study the results were “consistent and similar”
  - d. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.

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5. Proposed Monopole application, 675 Route 1, Pine Island; prepared by Edward J. Ferrarone, MAI of Lane Appraisals, Inc.; dated November 19, 2013.
  - a. Report includes a transmittal letter that identifies the subject property, proposed 150-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references the same studies that were identified in the March 10, 2013 and August 14, 2013 Lane Appraisal reports and includes the lists of each set of sales for each study following the letter
  - c. Appraiser states he has completed other studies and in each study the results were “consistent and similar”
  - d. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.
6. Proposed Cingular Wireless application, 4377 Route 44, Town of Washington; prepared by Edward J. Ferrarone, MAI of Lane Appraisals, Inc.; dated May 21, 2014.
  - a. Report includes a transmittal letter that identifies the subject property, proposed 105-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references the same studies that were identified in the March 10, 2013, August 14, 2013 and November 19, 2013 Lane Appraisal reports and includes the lists of each set of sales for each study following the letter
  - c. Appraiser states he has completed other studies and in each study the results were “consistent and similar”
  - d. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.
7. Proposed Facility, 638 Craigville Road, Town of Goshen; prepared by Paul A. Alfieri, III, MAI of Lane Appraisals, Inc.; dated May 31, 2017.
  - a. Report includes a transmittal letter that identifies the subject property, proposed 182-foot high monopole cell tower, neighborhood, and procedures used to complete the market study.
  - b. Transmittal letter references the several studies, some of which were in the previous Lane Appraisal reports plus some additional studies; lists of each set of sales for each study following the letter
    - i. South Blooming Grove – 125-foot monopole – average price of \$185 per square foot for homes within sight of the tower compared to \$187 per square foot for homes with no view
    - ii. Hamptonburgh – 162-foot self-supporting pole – average price of \$143 per square foot for homes within sight of the tower compared to \$143 per square foot for homes with no view
    - iii. Lewisboro – 130-foot monopole – average unit price of \$239 per square foot for homes within sight of the monopole compared to \$225 per square foot for homes with no view
    - iv. New Castle – 130-foot monopole – average unit price of \$308 per square foot for homes within sight of the tower compared to \$302 per square foot for homes with no view

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- v. Pound Ridge – 130-foot monopole – average unit price of \$274 per square foot for homes within sight of the monopole compared to \$271 per square foot for homes without a view
- vi. Pound Ridge – 155-foot monopole – average unit price of \$284 per square foot for homes with a view of the tower compared to \$282 per square foot for homes without a view
- vii. Somers, Stony Point, Suffern, Orangeburg and Spring Valley studies were referenced in previous Lane Appraisal reports
- viii. Putnam Lake – monopole without height provided – one home with view sold for \$219.58 per square foot compared to four sales with no view that had an average unit price of \$180.87 per square foot
- c. Appraiser states that, in his opinion, “the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area.”
- d. Our conclusion of this Lane report is that the analyses of residential properties with and without views of nearby cell towers was competently completed and its conclusions were based on market data and a limited statistical analysis.

# CNY Pomeroy Appraisers, Inc.

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

The subject property has a rural/near-suburban location in the town of Wappinger and the town of Fishkill, Dutchess County, New York. The subject is a horse farm to be partly improved with a cellular tower site on a combined 47.91± 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.

Cuddy & Feder, LLP is the client. The only intended users are the client, Tarpon Towers, II, LLC, Town of Wappinger, Verizon Wireless of the East LP, and AirOSmith Development. 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 positive **5.66%** and **7.59%**, respectively, indicating that the surrounding residential properties did not suffer a value loss that could be associated with the nearby cellular tower. When breaking each set of *before and after* transactions into subsets based on school district and/or house style, the overall average and median changes were positive **11.59%** and **12.09%**, respectively, also reinforcing the market’s reactions to not showing negative value trends for residential properties due to cellular tower construction in the same neighborhoods.

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 **14.67%** and **17.58%**, respectively, exceeding the 3% annual time trend used in the *before and after* market study analysis. This sale-resale paired sales market study also positive trends for post-tower construction sale-resale transactions (overall average and median values of **7.19%** and **1.31%**, respectively), and **12.53%** and **14.11%** for the overall average and median values when both sets of sale-resale transactions are combined.

***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.***

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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 1.7% to over 21% 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 (17-19 Orr Avenue) showed mixed positive and negative trends after adjusting for time. The fifth ***before and after*** study (722 Route 376) did show negative trends after time adjustments, but this study was done in a mixed neighborhood with commercial properties and a golf course could have effects on housing prices. Overall, the combination of the five ***before and after*** market studies reflected unit price growth rates that were ten percent or more (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.

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 locations had sale-resale transactions market studies that 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 (722 Route 376) exhibiting slightly negative trends, indicating that the residential prices changes were slightly less than the area's appreciation rates. Adding the two post-tower construction sale-resale studies showed overall positive rates, indicating that residential property values continued to appreciate after the construction of a nearby cellular tower. Therefore, the matched paired sales analysis of the selling prices of residences after a tower's construction 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 Castle Point NY1136 site parallel 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

# CNY Pomeroy Appraisers, Inc.

## MARKET STUDIES FOR BEFORE & AFTER SALES:

### OFF DISANO DRIVE:

OFF DISANO DRIVE, TOWN OF ORANGE LAKE, ORANGE COUNTY (80-FOOT MONOPOLE; CONSTR. DATE 8/16/2019)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	34-1-70.1	227	HICKORY HILL LN	NEWBURGH NY	2770	2004	331100 - NEWBURGH	COLONIAL	1.00	2017-01-11	\$310,000	\$111.91	SCHAETZL ROBERT	14168	1795	KOVAL LAURE
Orange	37-3-28	539	CENTER ST	NEWBURGH NY	1394	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-02-13	\$152,000	\$109.04	TAMMY KEITEL TRUSTEE STORMS IRR	14207	829	FLORES FRANCELLY ISODORO
Orange	34-1-7.22	151	HICKORY HILL RD	NEWBURGH NY	1717	1987	331100 - NEWBURGH	RAISED RANCH	1.10	2017-02-22	\$176,540	\$102.82	REYES JOSE R	14187	506	WOODBERRY SUZETTE D
Orange	111-1-5	5	MARY PHYLLIS LN	NEWBURGH NY	2160	1988	515201 - WALKILL	RAISED RANCH	1.00	2017-05-05	\$274,000	\$126.85	CAROL ANN LANZER FAMILY TRUST	14229	1474	LANIGAN RICHARD
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
Orange	14-1-56	409	LEROY AVE	NEWBURGH NY	836	1938	515201 - WALKILL	COTTAGE	0.30	2017-06-01	\$149,999	\$179.42	THE RIVERA FAMILY LIMITED PARTNE	14240	1242	PUPIALES BRIAN
Orange	28-6-9	2	MAX WAY	NEWBURGH NY	2477	2011	515201 - WALKILL	COLONIAL	0.92	2017-07-21	\$367,450	\$148.34	WATTS DENNIS B	14263	1041	TORRES GEORGE
Orange	37-5-2	538	UPPER AVE	NEWBURGH NY	1680	1960	331100 - NEWBURGH	SPLIT LEVEL	0.35	2017-08-23	\$200,000	\$119.05	KERST KENNETH	14289	1557	TORRES JASON
Orange	47-1-100.2	9	JODI DR	NEWBURGH NY	2990	2003	331100 - NEWBURGH	COLONIAL	2.80	2017-08-31	\$445,000	\$148.83	BROWN TIMOTHY	14290	741	CASUCCI DIANNE
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	47-3-1	117	HICKORY HILL RD	NEWBURGH NY	1488	2017	331100 - NEWBURGH	RAISED RANCH	1.50	2017-10-05	\$279,000	\$187.50	CV DOMINGUES CONSTRUCTION CORP	14311	278	CLARKE SONIA
Orange	16-1-23	124	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.49	2017-10-17	\$265,000	\$140.66	ORTIZ FELIX JR	14317	1584	JAFFEE PATRICK
Orange	14-1-74.5	20	CHAPEL RD	NEWBURGH NY	3624	1997	331100 - NEWBURGH	COLONIAL	5.90	2017-10-30	\$449,900	\$124.14	ESPOSITO TINA L	14323	1292	MURPHY DONALD P
Orange	28-4-8	5	MORLEY CIR	NEWBURGH NY	1248	1986	331100 - NEWBURGH	RANCH	5.00	2017-11-09	\$145,000	\$116.19	ADAMS ELVIN R	14318	423	GALLAGHER TIMOTHY
Orange	36-3-4	25	FLORAL DR	NEWBURGH NY	1344	1961	331100 - NEWBURGH	RANCH	0.44	2017-11-17	\$167,551	\$124.67	DAILEY RESIDENCE TRUST	14326	1949	PEFFERS ROBERT
Orange	33-1-17	377	LAKESIDE RD	NEWBURGH NY	1140	1930	331100 - NEWBURGH	OTHER STYLE	0.69	2017-11-27	\$273,500	\$239.91	WASNOROWICZ KENNETH	14329	1832	BIANCHI ANTHONY
Orange	36-1-3.1	20	FLORAL DR	NEWBURGH NY	1944	1960	331100 - NEWBURGH	RANCH	0.52	2017-12-13	\$245,000	\$126.03	LOBBE PAUL	14410	1889	DENNEY ALEXANDRA
Orange	37-4-17	534	CENTER ST	NEWBURGH NY	1056	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-12-15	\$210,000	\$198.86	WALTER KROLL INC	14339	109	SOLIVA SEAN
Orange	111-2-12.2	11	ROSALINE LN	NEWBURGH NY	2034	1988	515201 - WALKILL	ONTEMPORAR	0.92	2018-01-16	\$290,000	\$142.58	AWA HOME BUYERS LLC	14369	1341	DIESING CHRISTOPHER
Orange	111-2-12.1	1329	UNION AVE	NEWBURGH NY	1926	1988	515201 - WALKILL	SPLIT LEVEL	0.92	2018-03-02	\$265,000	\$137.59	GRIFFIN THOMAS M	14373	1738	BRENNAN MICHAEL GARY
Orange	34-1-1.2	1	DISANO DR	NEWBURGH NY	1848	1991	331100 - NEWBURGH	RANCH	1.20	2018-03-15	\$312,500	\$169.10	TAYLOR JOHN	14377	431	WILSON BRYAN
Orange	15-3-3	1305	UNION AVE	NEWBURGH NY	1200	2004	331100 - NEWBURGH	RANCH	0.46	2018-05-03	\$175,000	\$145.83	VAN CURA PETER	14399	1680	SAMMARCO SCOTT
Orange	14-1-21.1	2	GUNSCH ESTATE DR	NEWBURGH NY	2088	1976	515201 - WALKILL	RAISED RANCH	1.00	2018-05-25	\$267,000	\$127.87	WAGER JAY A	14409	1550	BACKUS SHAWN
Orange	34-1-25.11	1281	UNION AVE	NEWBURGH NY	1988	2018	331100 - NEWBURGH	RAISED RANCH	1.00	2018-08-08	\$299,000	\$150.40	HUDSON ASSET HOMES LLC	14473	1259	SERSE FRANCESCO E
Orange	28-3-2.2	4	LEELAND RD	NEWBURGH NY	2200	1969	331100 - NEWBURGH	RAISED RANCH	0.92	2018-08-14	\$311,000	\$141.36	HOMES BY LV LLC	14456	1122	MERCADO SR. JASON
Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
Orange	53-1-7.1	13	ELMHURST AVE	NEWBURGH NY	1680	1920	331100 - NEWBURGH	OLD STYLE	1.00	2018-10-17	\$276,500	\$164.58	TIER 3 PROPERTIES LLC	14476	226	WILLIAMS EDWARD
Orange	51-7-5	218	SUNSET COVE RD	NEWBURGH NY	1564	1930	331100 - NEWBURGH	COTTAGE	0.06	2018-10-19	\$200,000	\$127.88	KUKA SAMI	14478	585	MMFLO LLC
Orange	28-3-3.1	6	LEELAND RD	NEWBURGH NY	1836	1969	331100 - NEWBURGH	RAISED RANCH	0.92	2018-11-08	\$405,000	\$220.59	LEONETTE KIM	14485	1739	CAMPORESE ANTONIO ANTONIA
Orange	14-3-17	2	DEER RUN RD	NEWBURGH NY	2832	1987	515201 - WALKILL	CAPE COD	1.40	2018-11-13	\$175,000	\$61.79	KENNETH BROWN IRREVOCABLE TRUS	14487	1796	MINUTA BUILDERS INC
# SALES	31		AVERAGE		1857	1976			1.11		\$257,608	\$138.72	TIME ADJ. PRICE	3%	2	\$147.17
			MEDIAN		1836	1987			0.92		\$267,000	\$145.42	TIME ADJ. PRICE	3%	2	\$154.28
													PER YR	# YR.		
Orange	111-2-12.1	1329	UNION AVE	NEWBURGH NY	1926	1988	515201 - WALKILL	SPLIT LEVEL	0.92	2019-10-11	\$340,000	\$176.53	BRENNAN MICHAEL	14642	558	RUGGERI MARK J
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	111-2-10	2	ROSALINE LN	NEWBURGH NY	1865	1987	515201 - WALKILL	COLONIAL	0.77	2019-11-15	\$287,000	\$153.89	GABA STEPHEN	14663	154	ROBINSON LEFORD
Orange	37-4-20	540	CENTER ST	NEWBURGH NY	1320	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-12-13	\$249,000	\$188.64	JONES TIFFANY	14681	1907	BIRCH ROBERT
Orange	33-1-25	351	LAKESIDE RD	NEWBURGH NY	893	1900	331100 - NEWBURGH	OTHER STYLE	0.12	2020-01-17	\$209,000	\$234.04	FARROW ROSEANN	14690	1769	DIEPOLD GEORGE
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
Orange	37-3-12	1232	UNION AVE	NEWBURGH NY	1314	1947	331100 - NEWBURGH	CAPE COD	0.33	2020-03-20	\$220,000	\$167.43	THANG AKA TRAN TRAN HU	14727	1185	RODRIGUEZ SAMUEL
Orange	47-1-64.12	59	HICKORY HILL RD	NEWBURGH NY	2502	2005	331100 - NEWBURGH	COLONIAL	5.10	2020-05-01	\$369,000	\$147.48	SANSEVERO JOSEPH	14743	174	CARMONA ALEJANDRINA
# SALES	8		AVERAGE		1534	1963			1.01		\$250,438	\$163.31				
			MEDIAN		1356	1960			0.31		\$234,500	\$172.94				
DIFFERENCE OF AVERAGE \$/HOUSE SF												10.97%				
DIFFERENCE OF MEDIAN \$/HOUSE SF												12.09%				

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OFF DISANO DRIVE, TOWN OF ORANGE LAKE, ORANGE COUNTY (80-FOOT MONOPOLE; CONSTR. DATE 8/16/2019)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ONE MILE RADIUS & NEWBURGH SCHOOL DISTRICT																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	34-1-70.1	227	HICKORY HILL LN	NEWBURGH NY	2770	2004	331100 - NEWBURGH	COLONIAL	1.00	2017-01-11	\$310,000	\$111.91	SCHAETZL ROBERT	14168	1795	KOVAL LAURE
Orange	37-3-28	539	CENTER ST	NEWBURGH NY	1394	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-02-13	\$152,000	\$109.04	TAMMY KEITEL TRUSTEE STORMS IRR	14207	829	FLORES FRANCELIS ISODORO
Orange	34-1-7.22	151	HICKORY HILL RD	NEWBURGH NY	1717	1987	331100 - NEWBURGH	RAISED RANCH	1.10	2017-02-22	\$176,540	\$102.82	REYES JOSE R	14187	506	WOODBERRY SUZETTE D
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
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Orange	47-1-100.2	9	JODI DR	NEWBURGH NY	2990	2003	331100 - NEWBURGH	COLONIAL	2.80	2017-08-31	\$445,000	\$148.83	BROWN TIMOTHY	14290	741	CASUCCI DIANNE
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	47-3-1	117	HICKORY HILL RD	NEWBURGH NY	1488	2017	331100 - NEWBURGH	RAISED RANCH	1.50	2017-10-05	\$279,000	\$187.50	CV DOMINGUES CONSTRUCTION CORP	14311	278	CLARKE SONIA
Orange	16-1-23	124	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.49	2017-10-17	\$265,000	\$140.66	ORTIZ FELIX JR	14317	1584	JAFFEE PATRICK
Orange	14-1-74.5	20	CHAPEL RD	NEWBURGH NY	3624	1997	331100 - NEWBURGH	COLONIAL	5.90	2017-10-30	\$449,900	\$124.14	ESPOSITO TINA L	14323	1292	MURPHY DONALD P
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Orange	37-4-17	534	CENTER ST	NEWBURGH NY	1056	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-12-15	\$210,000	\$198.86	WALTER KROLL INC	14339	109	SOLIVA SEAN
Orange	34-1-1.2	1	DISANO DR	NEWBURGH NY	1848	1991	331100 - NEWBURGH	RANCH	1.20	2018-03-15	\$312,500	\$169.10	TAYLOR JOHN	14377	431	WILSON BRYAN
Orange	15-3-3	1305	UNION AVE	NEWBURGH NY	1200	2004	331100 - NEWBURGH	RANCH	0.46	2018-05-03	\$175,000	\$145.83	VAN CURA PETER	14399	1680	SAMMARCO SCOTT
Orange	34-1-25.11	1281	UNION AVE	NEWBURGH NY	1988	2018	331100 - NEWBURGH	RAISED RANCH	1.00	2018-08-08	\$299,000	\$150.40	HUDSON ASSET HOMES LLC	14473	1259	SERSE FRANCESCO E
Orange	28-3-2.2	4	LEELAND RD	NEWBURGH NY	2200	1969	331100 - NEWBURGH	RAISED RANCH	0.92	2018-08-14	\$311,000	\$141.36	HOMES BY LV LLC	14456	1122	MERCADO SR. JASON
Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
Orange	53-1-7.1	13	ELMHURST AVE	NEWBURGH NY	1680	1920	331100 - NEWBURGH	OLD STYLE	1.00	2018-10-17	\$276,500	\$164.58	TIER 3 PROPERTIES LLC	14476	226	WILLIAMS EDWARD
Orange	51-7-5	218	SUNSET COVE RD	NEWBURGH NY	1564	1930	331100 - NEWBURGH	COTTAGE	0.06	2018-10-19	\$200,000	\$127.88	KUKA SAMI	14478	585	MMFLO LLC
Orange	28-3-3.1	6	LEELAND RD	NEWBURGH NY	1836	1969	331100 - NEWBURGH	RAISED RANCH	0.92	2018-11-08	\$405,000	\$220.59	LEONETTE KIM	14485	1739	CAMPORRESE ANTONIO ANTONIA
# SALES	24		AVERAGE		1801	1975			1.16		\$258,225	\$143.40	TIME ADJ. PRICE	3%	2	\$152.13
			MEDIAN		1695	1978			0.73		\$269,250	\$158.85	TIME ADJ. PRICE	3%	2	\$168.52
														PER YR	# YR.	
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	37-4-20	540	CENTER ST	NEWBURGH NY	1320	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-12-13	\$249,000	\$188.64	JONES TIFFANY	14681	1907	BIRCH ROBERT
Orange	33-1-25	351	LAKESIDE RD	NEWBURGH NY	893	1900	331100 - NEWBURGH	OTHER STYLE	0.12	2020-01-17	\$209,000	\$234.04	FARROW ROSEANN	14690	1769	DIEPOLD GEORGE
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
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Orange	47-1-64.12	59	HICKORY HILL RD	NEWBURGH NY	2502	2005	331100 - NEWBURGH	COLONIAL	5.10	2020-05-01	\$369,000	\$147.48	SANSEVERO JOSEPH	14743	174	CARMONA ALEJANDRINA
# SALES	6		AVERAGE		1413	1955			1.07		\$229,417	\$162.38				
			MEDIAN		1317	1958.5			0.28		\$217,250	\$164.96				
												6.74%				
												-2.11%				

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Orange	34-1-70.1	227	HICKORY HILL LN	NEWBURGH NY	2770	2004	331100 - NEWBURGH	COLONIAL	1.00	2017-01-11	\$310,000	\$111.91	SCHAETZL ROBERT	14168	1795	KOVAL LAURE
Orange	37-3-28	539	CENTER ST	NEWBURGH NY	1394	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-02-13	\$152,000	\$109.04	TAMMY KEITEL TRUSTEE STORMS	14207	829	FLORES FRANCELLY ISODORO
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
Orange	37-5-2	538	UPPER AVE	NEWBURGH NY	1680	1960	331100 - NEWBURGH	SPLIT LEVEL	0.35	2017-08-23	\$200,000	\$119.05	KERST KENNETH	14289	1557	TORRES JASON
Orange	47-1-100.2	9	JODI DR	NEWBURGH NY	2990	2003	331100 - NEWBURGH	COLONIAL	2.80	2017-08-31	\$445,000	\$148.83	BROWN TIMOTHY	14290	741	CASUCCI DIANNE
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	14-1-74.5	20	CHAPEL RD	NEWBURGH NY	3624	1997	331100 - NEWBURGH	COLONIAL	5.90	2017-10-30	\$449,900	\$124.14	ESPOSITO TINA L	14323	1292	MURPHY DONALD P
Orange	33-1-17	377	LAKESIDE RD	NEWBURGH NY	1140	1930	331100 - NEWBURGH	OTHER STYLE	0.69	2017-11-27	\$273,500	\$239.91	WASNOROWICZ KENNETH	14329	1832	BIANCHI ANTHONY
Orange	37-4-17	534	CENTER ST	NEWBURGH NY	1056	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-12-15	\$210,000	\$198.86	WALTER KROLL INC	14339	109	SOLIVA SEAN
Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
Orange	53-1-7.1	13	ELMHURST AVE	NEWBURGH NY	1680	1920	331100 - NEWBURGH	OLD STYLE	1.00	2018-10-17	\$276,500	\$164.58	TIER 3 PROPERTIES LLC	14476	226	WILLIAMS EDWARD
Orange	51-7-5	218	SUNSET COVE RD	NEWBURGH NY	1564	1930	331100 - NEWBURGH	COTTAGE	0.06	2018-10-19	\$200,000	\$127.88	KUKA SAMI	14478	585	MMFLO LLC
# SALES	13		AVERAGE		1886	1964			1.10		\$262,831	\$139.35	TIME ADJ. PRICE	3%	2	\$147.84
			MEDIAN		1680	1958			0.46		\$273,500	\$162.80	TIME ADJ. PRICE	3%	2	\$172.71
														PER YR	# YR.	
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	37-4-20	540	CENTER ST	NEWBURGH NY	1320	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-12-13	\$249,000	\$188.64	JONES TIFFANY	14681	1907	BIRCH ROBERT
Orange	33-1-25	351	LAKESIDE RD	NEWBURGH NY	893	1900	331100 - NEWBURGH	OTHER STYLE	0.12	2020-01-17	\$209,000	\$234.04	FARROW ROSEANN	14690	1769	DIEPOLD GEORGE
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
Orange	37-3-12	1232	UNION AVE	NEWBURGH NY	1314	1947	331100 - NEWBURGH	CAPE COD	0.33	2020-03-20	\$220,000	\$167.43	THANG AKA TRAN TRAN HU	14727	1185	RODRIGUEZ SAMUEL
Orange	47-1-64.12	59	HICKORY HILL RD	NEWBURGH NY	2502	2005	331100 - NEWBURGH	COLONIAL	5.10	2020-05-01	\$369,000	\$147.48	SANSEVERO JOSEPH	14743	174	CARMONA ALEJANDRINA
# SALES	6		AVERAGE		1413	1955			1.07		\$229,417	\$162.38				
			MEDIAN		1317	1958.5			0.28		\$217,250	\$164.96				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									9.84%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-4.49%				

# CNY Pomeroy Appraisers, Inc.

OFF DISANO DRIVE, TOWN OF ORANGE LAKE, ORANGE COUNTY (80-FOOT MONOPOLE; CONSTR. DATE 8/16/2019)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ONE MILE RADIUS & NEWBURGH SCHOOL DISTRICT, SPLIT LEVEL STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	37-3-28	539	CENTER ST	NEWBURGH NY	1394	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-02-13	\$152,000	\$109.04	TAMMY KEITEL TRUSTEE STORMS	14207	829	FLORES FRANCELIS ISODORO
Orange	37-5-2	538	UPPER AVE	NEWBURGH NY	1680	1960	331100 - NEWBURGH	SPLIT LEVEL	0.35	2017-08-23	\$200,000	\$119.05	KERST KENNETH	14289	1557	TORRES JASON
Orange	37-4-17	534	CENTER ST	NEWBURGH NY	1056	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-12-15	\$210,000	\$198.86	WALTER KROLL INC	14339	109	SOLIVA SEAN
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
# SALES	4		AVERAGE		1460	1965			0.42		\$209,250	\$143.32	TIME ADJ. PRICE	3%	2	\$152.05
			MEDIAN		1537	1959			0.32		\$205,000	\$133.38	TIME ADJ. PRICE	3%	2	\$141.50
														PER YR	# YR.	
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	37-4-20	540	CENTER ST	NEWBURGH NY	1320	1958	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-12-13	\$249,000	\$188.64	JONES TIFFANY	14681	1907	BIRCH ROBERT
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
# SALES	3		AVERAGE		1256	1959			0.28		\$192,833	\$153.53				
			MEDIAN		1320	1959			0.28		\$214,500	\$162.50				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									0.97%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									14.84%				

# CNY Pomeroy Appraisers, Inc.

## 244 BOARDMAN ROAD:

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																	
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS																	
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER	
Dutchess	6160-04-921043-0000	22	RAKER RD	POUGHKEEPSIE NY	1660	1983	134602 - SPACKENKILL	RAISED RANCH	0.27	2016-01-04	\$223,000	\$134.34	MORIMOTO ANA LIZA	22016	384	SANCHEZ HALEN	
Dutchess	6260-03-205066-0000	95	ALDA DR	POUGHKEEPSIE NY	1768	1965	135601 - WAPPINGERS	RAISED RANCH	0.41	2016-01-08	\$219,500	\$124.15	HERSHKOWITZ DONNA	22016	277	MCCLELLAND NICHOLAS	
Dutchess	6260-02-511631-0000	2170	NEW HACKENSACK RD	POUGHKEEPSIE NY	1008	1960	134601 - ARLINGTON	RANCH	1.1	2016-01-22	\$183,800	\$182.34	COHN ROBERT	22016	509	GARRAND ANDREW	
Dutchess	6260-01-158982-0000	16	TROTTER LN	POUGHKEEPSIE NY	3112	1995	134601 - ARLINGTON	COLONIAL	0.57	2016-01-25	\$402,500	\$129.34	BUERGERS ERIC	22016	506	SEIDL MARK	
Dutchess	6160-04-957172-0000	50	COLBURN DR	POUGHKEEPSIE NY	1104	1959	135601 - WAPPINGERS	RANCH	0.44	2016-01-29	\$200,000	\$181.16	FAITH ASSEMBLY OF GO	22016	789	3 DAUGHTERS HOLDING CO LL	
Dutchess	6160-02-759824-0000	132	CEDAR AVE	POUGHKEEPSIE NY	10390	1989	134602 - SPACKENKILL	MANSION	4.19	2016-01-29	\$375,000	\$36.09	CIRE OF DUTCHESS LCC	22016	1179	WU FEI	
Dutchess	6260-03-044056-0000	27	PLEASANT RIDGE DR	POUGHKEEPSIE NY	2266	1965	135601 - WAPPINGERS	RAISED RANCH	0.51	2016-02-09	\$282,000	\$124.45	PASTERNAK SHERI	22016	1082	FERON TIMOTHY	
Dutchess	6160-04-969208-0000	66	COLBURN DR	POUGHKEEPSIE NY	1404	1959	135601 - WAPPINGERS	RANCH	0.66	2016-02-09	\$232,000	\$165.24	ECKHARDT TIMOTHY	2016	1129	DODGE N P	
Dutchess	6160-04-969208-0000	66	COLBURN DR	POUGHKEEPSIE NY	1404	1959	135601 - WAPPINGERS	RANCH	0.66	2016-02-09	\$232,000	\$165.24	DODGE N P	22016	1130	HOFFMAN MARCIA	
Dutchess	6260-03-386060-0000	54	CARMEN DR	POUGHKEEPSIE NY	1599	1955	135601 - WAPPINGERS	RANCH	0.7	2016-02-17	\$242,050	\$151.38	MURRAY JEAN	22016	1294	LOPEZ SANTIAGO	
Dutchess	6160-04-733236-0000	57	ROUND HILL RD	POUGHKEEPSIE NY	1829	1958	134602 - SPACKENKILL	RANCH	1.1	2016-02-19	\$220,000	\$120.28	HARRISON CHARLES	22016	1592	MILLER SUSAN	
Dutchess	6260-03-147015-0000	1	KELLERHAUSE DR	POUGHKEEPSIE NY	2204	1987	135601 - WAPPINGERS	COLONIAL	0.48	2016-02-23	\$353,000	\$160.16	NICHOLS JOHN	22016	1326	MURALI BALAJI	
Dutchess	6260-03-118161-0000	3	CORA LN	POUGHKEEPSIE NY	2642	1966	135601 - WAPPINGERS	RAISED RANCH	0.51	2016-03-14	\$330,000	\$124.91	MANFREDI RICHARD	2016	3240	VOSE JILL	
Dutchess	6160-04-703477-0000	4	CASPER CREEK RD	POUGHKEEPSIE NY	1014	1954	134602 - SPACKENKILL	RANCH	0.45	2016-03-21	\$158,000	\$155.82	MULFORD GLORIA	22016	2403	PIDALA MICHAEL	
Dutchess	6260-03-385331-0000	294	SPACKENKILL RD	POUGHKEEPSIE NY	1444	1945	135601 - WAPPINGERS	CAPE COD	0.46	2016-03-25	\$176,000	\$121.88	AZIZ MD	22016	2312	BARBARO CHARLES	
Dutchess	6260-03-135088-0000	12	BRENTWOOD DR	POUGHKEEPSIE NY	3860	1971	135601 - WAPPINGERS	COLONIAL	0.6	2016-04-01	\$424,500	\$109.97	HURST FRED	22016	2126	MARTIN ALEXANDRA	
Dutchess	6260-03-462070-0000	13	MAINETTI DR	POUGHKEEPSIE NY	2002	1956	135601 - WAPPINGERS	CAPE COD	0.35	2016-04-19	\$152,000	\$75.92	STECH JOHN	2016	2432	LEVETT JON	
Dutchess	6260-01-375961-0000	28	GREENVALE FARMS RD	POUGHKEEPSIE NY	1932	1957	134601 - ARLINGTON	SPLIT LEVEL	0.57	2016-04-29	\$216,000	\$111.80	HACK GEORGE	22016	3099	MERCHAN ANGEL	
Dutchess	6260-03-430114-0000	45	WINNIE LN	POUGHKEEPSIE NY	1600	1964	135601 - WAPPINGERS	CAPE COD	0.55	2016-05-06	\$270,000	\$168.75	OLOUGHLIN STEPHEN	22016	3067	HASSAN WAEI	
Dutchess	6260-03-288133-0000	54	ALDA DR	POUGHKEEPSIE NY	1925	1954	135601 - WAPPINGERS	CAPE COD	0.77	2016-05-26	\$247,000	\$128.31	ROGER JAMES R	22016	3448	SPEED KEITH W	
Dutchess	6260-01-230673-0000	39	HORNBECK RDG	POUGHKEEPSIE NY	4775	1996	134601 - ARLINGTON	COLONIAL	5.36	2016-07-11	\$567,500	\$118.85	KIM HEE SHIN	22016	6028	BECK TRISHA	
Dutchess	6260-03-453484-0000	32	SHELDON DR	POUGHKEEPSIE NY	1846	1947	134601 - ARLINGTON	CAPE COD	0.72	2016-07-14	\$267,400	\$144.85	WEISS AARON C	22016	4701	MCPARTLAND DAVID ADAM	
Dutchess	6260-01-121732-0000	17	ARBOR CT	POUGHKEEPSIE NY	3359	2003	134601 - ARLINGTON	COLONIAL	0.52	2016-07-20	\$512,500	\$152.58	SEITZ PAUL M	22016	4851	MATULA-EVANS ANNA	
Dutchess	6160-04-670438-0000	11	CASPER CREEK RD	POUGHKEEPSIE NY	1772	1955	134602 - SPACKENKILL	CAPE COD	0.7	2016-07-29	\$275,000	\$155.19	BARNETT NIGEL	22016	5331	KUMAR DINESH	
Dutchess	6260-03-075086-0000	26	PLEASANT RIDGE DR	POUGHKEEPSIE NY	3080	1968	135601 - WAPPINGERS	COLONIAL	0.68	2016-08-01	\$313,500	\$101.79	RAJIC STOJA	22016	5040	SUCATO JR JAMES R	
Dutchess	6160-04-803233-0000	29	ROUND HILL RD	POUGHKEEPSIE NY	2264	1970	134602 - SPACKENKILL	COLONIAL	0.43	2016-08-09	\$320,320	\$141.48	COOK ROBERT BRYAN	22016	5950	WRAY JAIME	
Dutchess	6260-03-462070-0000	13	MAINETTI DR	POUGHKEEPSIE NY	2002	1956	135601 - WAPPINGERS	CAPE COD	0.35	2016-08-24	\$290,000	\$144.86	LEVETT JON	22016	5736	PALM RICHARD	
Dutchess	6160-04-850087-0000	21	HORIZON HILL DR	POUGHKEEPSIE NY	2004	1963	134602 - SPACKENKILL	COLONIAL	0.74	2016-09-22	\$235,000	\$117.27	GRAY BRUCE	22016	7742	PISANELLI-MCCOY AMY	
Dutchess	6259-01-258903-0000	22	PLEASANT LN	POUGHKEEPSIE NY	1622	1950	135601 - WAPPINGERS	CAPE COD	1.3	2016-10-03	\$269,000	\$165.84	HANNUM STEVEN	22016	7681	BAKER CAROLYN	
Dutchess	6160-04-885079-0000	22	HORIZON HILL DR	POUGHKEEPSIE NY	2150	1963	134602 - SPACKENKILL	COLONIAL	0.38	2016-10-06	\$289,000	\$134.42	GRIFFITH HAROLD	22016	7067	RAWLS JONATHAN	
Dutchess	6160-04-742444-0000	4	MILLBANK RD	POUGHKEEPSIE NY	2588	1968	134602 - SPACKENKILL	RAISED RANCH	0.52	2016-10-14	\$310,000	\$119.78	MAHONEY ROBERT	22016	7182	TILLEY JUSTIN	
Dutchess	6260-03-488357-0000	315	SPACKENKILL RD	POUGHKEEPSIE NY	1540	1940	134601 - ARLINGTON	CAPE COD	0.44	2016-10-28	\$232,500	\$150.97	DARBY NANCY	22016	8308	GONZALEZ-BASSO DIEGO	
Dutchess	6260-04-509087-0000	98	VASSAR DR	POUGHKEEPSIE NY	1881	1938	135601 - WAPPINGERS	CAPE COD	0.47	2016-10-31	\$247,500	\$131.58	OSTERMAN LEWIS	22016	7768	FREEMAN EILEEN F	
Dutchess	6160-04-966094-0000	7	RAKER RD	POUGHKEEPSIE NY	2011	1979	134602 - SPACKENKILL	RAISED RANCH	0.24	2016-11-10	\$314,800	\$156.54	JWL HOME IMPROVEME	22016	7866	VOLLARO JESSICA	
Dutchess	6260-03-481380-0000	16	ORCHARD PARK	POUGHKEEPSIE NY	1255	1955	134601 - ARLINGTON	RANCH	0.25	2016-11-17	\$271,000	\$215.94	YAAGER MICHAEL	22016	8530	MCGARRY SHERRI	
Dutchess	6260-03-039299-0000	2	COLBURN DR EXT	POUGHKEEPSIE NY	2932	1885	135601 - WAPPINGERS	OTHER STYLE	1.14	2016-11-21	\$342,500	\$116.81	FRONT PORCH PROPER	22016	8384	OYAGI SHARLENE	
Dutchess	6260-02-570717-0000	161	TITUSVILLE RD	LA GRANGE NY	1954	1967	134601 - ARLINGTON	RAISED RANCH	0.52	2016-11-23	\$227,000	\$116.17	CATAPANO ANTONIO	22016	8894	OAKLEY ROBERT	
Dutchess	6160-04-746307-0000	68	ROUND HILL RD	POUGHKEEPSIE NY	2700	1961	134602 - SPACKENKILL	CAPE COD	0.6	2016-11-29	\$339,900	\$125.89	TANCREDI TODD	22016	9176	LIEBERTHAL EDWIN	
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2016-12-01	\$395,000	\$161.89	AMERICAN INTL RELOCA	22017	1903	SCHENCK MICHAEL	
Dutchess	6260-03-160380-0000	194	CEDAR VALLEY DR	POUGHKEEPSIE NY	1714	1974	134601 - ARLINGTON	SPLIT LEVEL	0.79	2016-12-06	\$259,000	\$151.11	SEMBRANO DREXEL	22016	8873	DAWOOD SAMEER	
Dutchess	6259-01-178988-0000	49	PLEASANT LN	POUGHKEEPSIE NY	1696	1835	135601 - WAPPINGERS	COLONIAL	2.87	2016-12-07	\$170,000	\$100.24	BLANCHARD GEORGE	22016	9178	FRANKLIN RYAN	
Dutchess	6260-01-325882-0000	7	HOMER PL	POUGHKEEPSIE NY	1932	1956	134601 - ARLINGTON	CAPE COD	0.4	2016-12-12	\$240,000	\$124.22	STRANG HARRY	22016	9077	ODONNELL JOHN	
Dutchess	6260-02-516603-0000	2156	NEW HACKENSACK RD	POUGHKEEPSIE NY	1509	1950	134601 - ARLINGTON	RANCH	3.5	2016-12-15	\$188,000	\$124.59	LUCAS ROY	22016	9407	ENRIGHT DENNIS	
Dutchess	6260-03-450496-0000	5	REDONDO DR	POUGHKEEPSIE NY	1570	1967	134601 - ARLINGTON	CONTEMPORARY	0.42	2016-12-20	\$169,900	\$108.22	MURLEY CHRISTOPHER	22016	9244	ZAITER MADELINE	
Dutchess	6260-04-670364-0000	32	RED OAKS MILL RD	LA GRANGE NY	1371	1955	135601 - WAPPINGERS	CAPE COD	0.23	2016-12-21	\$235,000	\$171.41	BUSSA MICHAEL	22017	945	HUANCAYO STEPHANIE	
Dutchess	6260-03-458178-0000	32	WINNIE LN	POUGHKEEPSIE NY	2288	1952	135601 - WAPPINGERS	CAPE COD	0.37	2016-12-23	\$168,900	\$73.82	LEO LAWRENCE	22017	249	COSTA NANCY	
Dutchess	6160-04-943225-0000	69	COLBURN DR	POUGHKEEPSIE NY	1800	1959	135601 - WAPPINGERS	RAISED RANCH	0.56	2016-12-30	\$265,000	\$147.22	ECKERT RICHARD	22017	40	MERSH LINCOLN	
Dutchess	6260-01-435839-0000	21	TOOMEY DR	POUGHKEEPSIE NY	1385	1955	134601 - ARLINGTON	RANCH	0.44	2017-01-20	\$227,000	\$163.90	CAMOMILE LLC	22017	744	TRAVERSO ANTHONY	
Dutchess	6260-03-312200-0000	27	ALDA DR	POUGHKEEPSIE NY	1638	1951	135601 - WAPPINGERS	CAPE COD	0.32	2017-01-27	\$194,100	\$118.50	MORRIS STEPHEN	22017	1405	ANZIANI DANIA	
Dutchess	6260-03-334200-0000	28	ALDA DR	POUGHKEEPSIE NY	1707	1954	135601 - WAPPINGERS	CAPE COD	0.33	2017-01-27	\$230,000	\$134.74	BUDD DAVID	22017	874	BRILL CHRISTOPHER DIETRICH	
Dutchess	6260-04-512443-0000	1	SHELDON DR	POUGHKEEPSIE NY	1515	1951	134601 - ARLINGTON	RANCH	0.41	2017-02-13	\$200,000	\$132.01	ARCH RIDGE LLC	22017	3030	BUYU MICHAEL	
Dutchess	6260-02-555840-0000	131	TITUSVILLE RD	LA GRANGE NY	2895	1824	134601 - ARLINGTON	OLD STYLE	2.75	2017-02-17	\$345,000	\$119.17	SUTER ROBERT	22017	1409	SHORT LOWELL	
Dutchess	6260-01-069822-0000	109	BOARDMAN RD	POUGHKEEPSIE NY	2048	1941	134601 - ARLINGTON	CAPE COD	1.9	2017-03-03	\$315,000	\$153.81	RAKOFF JENNIFER	22017	2471	KING BENJAMIN	
Dutchess	6260-03-212245-0000	42	BRENTWOOD DR	POUGHKEEPSIE NY	2215	1970	135601 - WAPPINGERS	RANCH	0.53	2017-03-21	\$350,000	\$158.01	WOOD MICHAEL	22017	2953	EDWARDS RYAN	

# CNY Pomeroy Appraisers, Inc.

Dutchess	6260-01-215959-0000	11	COACHLIGHT DR	POUGHKEEPSIE NY	3104	1998	134601 - ARLINGTON	COLONIAL	0.46	2017-03-23	\$405,000	\$130.48	CHISHOLM RODNEY	22017	2242	NEATON JEREMY
Dutchess	6260-01-221766-0000	30	HORNBECK RDG	POUGHKEEPSIE NY	2520	1961	134601 - ARLINGTON	COLONIAL	0.87	2017-03-23	\$344,900	\$136.87	REISBORD JOHN	22017	2293	SWART EDWARD
Dutchess	6160-04-872387-0000	8	TWIN HILLS RD	POUGHKEEPSIE NY	1294	1981	134602 - SPACKENKILL	RANCH	0.51	2017-04-04	\$237,000	\$183.15	LAGUARDIA CHRISTINE	22017	3241	GALATI BEN
Dutchess	6259-01-284953-0000	12	ALFRED DR	POUGHKEEPSIE NY	1176	1956	135601 - WAPPINGERS	RANCH	0.37	2017-04-14	\$212,500	\$180.70	FADDEN PETER	22017	3095	PERSICILLI GINO
Dutchess	6260-01-072790-0000	121	BOARDMAN RD	POUGHKEEPSIE NY	2583	1938	134601 - ARLINGTON	CAPE COD	1.9	2017-05-02	\$385,000	\$149.05	TERVENSKI MARK	22017	3143	BRADBURY JONATHAN
Dutchess	6260-03-317155-0000	45	ALDA DR	POUGHKEEPSIE NY	1482	1950	135601 - WAPPINGERS	CAPE COD	0.3	2017-05-02	\$240,000	\$161.94	BALZER WOLFGANG	22017	3191	HOFFMAN MEGHAN
Dutchess	6160-04-804040-0000	47	SCENIC DR	POUGHKEEPSIE NY	2156	1963	134602 - SPACKENKILL	SPLIT LEVEL	0.46	2017-05-17	\$339,000	\$157.24	WEGUNSKI BRIAN	22017	3845	SEIFERT DANIEL
Dutchess	6160-04-940396-0000	208	SPACKENKILL RD	POUGHKEEPSIE NY	1664	1962	134602 - SPACKENKILL	RANCH	1.5	2017-05-26	\$185,500	\$111.48	LABODIN VICTOR AND L	22017	4009	DIGILIO DANA AND CHRISTINE
Dutchess	6260-03-334110-0000	22	CARMEN DR	POUGHKEEPSIE NY	2016	1954	135601 - WAPPINGERS	CAPE COD	0.41	2017-06-01	\$280,000	\$138.89	FISCHLEIN RAYMOND D	22017	4212	BRACE JEANETTE ACEVEDO
Dutchess	6260-01-317984-0000	29	HOMER PL	POUGHKEEPSIE NY	2052	1956	134601 - ARLINGTON	SPLIT LEVEL	0.4	2017-06-07	\$295,000	\$143.76	MILLENNIAL HOME DEV	22017	4241	DELFORNO MICHAEL J AND NICOLE A
Dutchess	6260-03-159203-0000	9	CARNELLI CT	POUGHKEEPSIE NY	2394	1965	135601 - WAPPINGERS	COLONIAL	0.43	2017-06-21	\$312,500	\$130.53	NIGRO KATHLEEN	22017	4900	KEITH ANISSA
Dutchess	6160-04-907050-0000	44	TIMBERLINE DR	POUGHKEEPSIE NY	2388	1963	134602 - SPACKENKILL	COLONIAL	0.4	2017-06-21	\$343,000	\$143.63	MARTIN BYRON D AND	22017	4701	VENTOSS JOHN AND LAUREN
Dutchess	6160-04-833315-0000	3	CREEK BEND RD	POUGHKEEPSIE NY	1848	1960	134602 - SPACKENKILL	RANCH	0.52	2017-06-23	\$235,000	\$127.16	RICHTER CORINNE	22017	4926	RANELONE DANIEL
Dutchess	6260-01-332621-0000	85	CEDAR VALLEY RD	POUGHKEEPSIE NY	4056	2002	134601 - ARLINGTON	COLONIAL	3.11	2017-06-27	\$472,000	\$116.37	FAKHOURY RAMI	22017	4693	VASHISHT DEEPAK AND SONAL D
Dutchess	6260-01-190860-0000	17	HORNBECK RDG	POUGHKEEPSIE NY	2361	1959	134601 - ARLINGTON	RANCH	2.2	2017-06-29	\$395,000	\$167.30	KERIN EDWARD	22017	5608	LEUNG YANRANE JANE
Dutchess	6260-01-427727-0000	54	TREE TOP LN	POUGHKEEPSIE NY	1742	1960	134601 - ARLINGTON	RANCH	0.79	2017-06-29	\$250,000	\$143.51	WISHART ROBERT	22017	5075	MATTES GARRISON
Dutchess	6260-03-200160-0000	73	ALDA DR	POUGHKEEPSIE NY	1960	1965	135601 - WAPPINGERS	RAISED RANCH	0.4	2017-07-10	\$267,000	\$136.22	LEVY ROBERT	22017	5107	SINNOTT DANIEL
Dutchess	6160-04-876268-0000	16	WOODWARD RD	POUGHKEEPSIE NY	2303	1957	134602 - SPACKENKILL	CAPE COD	1.1	2017-07-11	\$350,000	\$151.98	TJ TANCREDI HOMES IN	22017	5140	KATZ HARRY
Dutchess	6260-01-200685-0000	37	HORNBECK RDG	POUGHKEEPSIE NY	2926	1936	134601 - ARLINGTON	CAPE COD	3.61	2017-07-17	\$420,000	\$143.54	CSB NY PROPERTIES LLC	22017	5377	BURMON DAVID
Dutchess	6261-01-200538-0000	30	VASSAR VIEW RD	POUGHKEEPSIE NY	1640	1938	134601 - ARLINGTON	CAPE COD	0.29	2017-07-20	\$200,500	\$122.26	NORTH LARRY	22017	5662	HENDERSON-INGEMAN SARA
Dutchess	6260-03-133190-0000	14	CARNELLI CT	POUGHKEEPSIE NY	2624	1974	135601 - WAPPINGERS	COLONIAL	0.43	2017-07-24	\$313,000	\$119.28	DUFFY PATRICK	22017	5901	VELEZ DAVID
Dutchess	6260-03-141215-0000	10	CARNELLI CT	POUGHKEEPSIE NY	3399	1965	135601 - WAPPINGERS	COLONIAL	0.66	2017-07-24	\$459,600	\$135.22	KELLY SUSAN	22017	5904	VENTURINI CHRISTIAN
Dutchess	6260-01-440609-0000	30	TREE TOP LN	POUGHKEEPSIE NY	2424	1983	134601 - ARLINGTON	CONTEMPORARY	0.73	2017-07-27	\$330,000	\$136.14	BROWN ROBERT	22017	5853	GILDARD NICHOLAS
Dutchess	6260-03-313088-0000	19	CARMEN DR	POUGHKEEPSIE NY	1497	1953	135601 - WAPPINGERS	CAPE COD	0.37	2017-07-27	\$255,000	\$170.34	KIESBYE PETER	22017	6198	SANTIAGO ANGEL
Dutchess	6259-01-183966-0000	45	PLEASANT LN	POUGHKEEPSIE NY	2284	1964	135601 - WAPPINGERS	RAISED RANCH	0.48	2017-07-31	\$275,000	\$120.40	I T CONSTRUCTION LLC	22017	5930	MONTJOYA JULIA
Dutchess	6260-03-093102-0000	4	BRENTWOOD DR	POUGHKEEPSIE NY	2617	1966	135601 - WAPPINGERS	COLONIAL	0.44	2017-08-18	\$350,000	\$133.74	MANLEY MARK	22017	6430	DAY SABRINA
Dutchess	6160-04-770154-0000	5	SCENIC DR	POUGHKEEPSIE NY	1956	1964	134602 - SPACKENKILL	COLONIAL	0.3	2017-08-18	\$355,000	\$181.49	AYLWARD JOHN	22017	6607	PARK RYAN
Dutchess	6260-03-415249-0000	8	JANE ST	POUGHKEEPSIE NY	1638	1950	135601 - WAPPINGERS	CAPE COD	0.34	2017-08-22	\$270,000	\$164.84	RICE KEVIN	22017	6551	LADUE MEGAN
Dutchess	6260-04-677382-0000	26	RED OAKS MILL RD	LA GRANGE NY	2168	2004	135601 - WAPPINGERS	RAISED RANCH	0.69	2017-08-30	\$280,000	\$129.15	TATAJ RROK	22017	6739	ALIJJAH AHMET
Dutchess	6160-04-819182-0000	17	SCENIC DR	POUGHKEEPSIE NY	2052	1964	134602 - SPACKENKILL	RANCH	0.44	2017-08-30	\$369,900	\$180.26	CORNELL NANCY	22017	6782	KLEIN STEVEN
Dutchess	6260-03-166348-0000	250	SPACKENKILL RD	POUGHKEEPSIE NY	1828	1949	135601 - WAPPINGERS	RANCH	1.4	2017-09-08	\$273,000	\$149.34	GALLAWAY JOHN	22017	6994	INTERANTE JULIANNE
Dutchess	6259-01-258903-0000	22	PLEASANT LN	POUGHKEEPSIE NY	1622	1950	135601 - WAPPINGERS	CAPE COD	1.3	2017-09-08	\$265,000	\$163.38	BAKER CAROLYN	22017	7191	TAYLOR CALEB
Dutchess	6260-03-426229-0000	22	MEMORY LN	POUGHKEEPSIE NY	1040	1953	135601 - WAPPINGERS	RANCH	0.34	2017-09-18	\$228,000	\$219.23	VALLE JAVIER	22017	7383	MARTINEZ IVAN
Dutchess	6260-01-464529-0000	2	REDONDO DR	POUGHKEEPSIE NY	1300	1964	134601 - ARLINGTON	RANCH	0.62	2017-09-22	\$245,000	\$188.46	VAN VLACK LINDA	22017	7738	MARTINEZ CHRISTOPHER
Dutchess	6260-03-461361-0000	5	ORCHARD PARK	POUGHKEEPSIE NY	1978	1930	134601 - ARLINGTON	CAPE COD	0.63	2017-10-04	\$260,000	\$131.45	KANE CHARLES	22017	7629	MARTIN TIMOTHY
Dutchess	6260-04-570172-0000	75	VASSAR RD	POUGHKEEPSIE NY	2640	1945	135601 - WAPPINGERS	CAPE COD	4.06	2017-10-10	\$392,500	\$148.67	BECK TRISHA	22017	8786	GEORGE VANESSA
Dutchess	6260-01-380768-0000	9	CEDAR VALLEY RD	POUGHKEEPSIE NY	2285	2002	134601 - ARLINGTON	COLONIAL	2.63	2017-10-11	\$375,000	\$164.11	ENGLISH DAVID	22017	7645	TORRES SHARI
Dutchess	6260-02-566765-0000	6	TITUSVILLE HTS	LA GRANGE NY	1552	1953	134601 - ARLINGTON	RANCH	0.49	2017-10-11	\$88,500	\$57.02	MACKSON SUZANNE	22017	7911	RED MAPLE VENTURES INC
Dutchess	6160-04-918036-0000	24	RAKER RD	POUGHKEEPSIE NY	1660	1983	134602 - SPACKENKILL	RAISED RANCH	0.26	2017-10-20	\$264,700	\$159.46	ANEMELOS ELENI	22017	8254	WANG YUN-YU
Dutchess	6260-03-147060-0000	10	KELLERHAUSE DR	POUGHKEEPSIE NY	2700	1986	135601 - WAPPINGERS	COLONIAL	0.63	2017-11-09	\$350,000	\$129.63	LEI LAURIE A HSIEH	22018	461	NESBITT TOUSSAINT
Dutchess	6260-01-394891-0000	12	GREENVALE FARMS RD	POUGHKEEPSIE NY	1640	1957	134601 - ARLINGTON	SPLIT LEVEL	0.73	2017-11-20	\$229,417	\$139.89	JABCUGA KEITH	22017	8998	JAMESON BRIAN
Dutchess	6160-04-817289-0000	30	TWIN HILLS RD	POUGHKEEPSIE NY	2346	1955	134602 - SPACKENKILL	RANCH	0.55	2017-11-20	\$360,000	\$153.45	TJ TANCREDI HOMES IN	22017	9001	CLARK DAVID
Dutchess	6260-03-460113-0000	48	WINNIE LN	POUGHKEEPSIE NY	2082	1956	135601 - WAPPINGERS	CAPE COD	0.34	2017-11-22	\$270,000	\$129.68	DI PAOLO NUNZIO	22018	63	QUINONES LIZDELY
Dutchess	6260-03-381225-0000	17	MEMORY LN	POUGHKEEPSIE NY	1136	1954	135601 - WAPPINGERS	RANCH	0.35	2017-12-06	\$142,500	\$125.44	COSTA ROBERT	22017	9220	LRG SALES INC
Dutchess	6260-03-002261-0000	26	COLBURN DR	POUGHKEEPSIE NY	1550	1958	135601 - WAPPINGERS	RANCH	0.55	2017-12-06	\$246,000	\$158.71	EMAGALIT ZEVERIN	22018	458	KUHN HERBERT
Dutchess	6260-03-232138-0000	70	ALDA DR	POUGHKEEPSIE NY	1820	1951	135601 - WAPPINGERS	RANCH	0.43	2017-12-11	\$265,000	\$145.60	MARTIN BRIAN	22017	9426	RYAN MICHAEL PHILLIP
Dutchess	6260-03-200098-0000	84	ALDA DR	POUGHKEEPSIE NY	1912	1960	135601 - WAPPINGERS	RAISED RANCH	0.37	2017-12-13	\$257,500	\$134.68	POLO RUSSELL	22018	869	MOSHREF MIR AHMED
Dutchess	6260-01-155866-0000	33	COACHLIGHT DR	POUGHKEEPSIE NY	3258	1990	134601 - ARLINGTON	COLONIAL	0.48	2017-12-14	\$412,000	\$126.46	KRISA WILLIAM	22018	160	LAHRI AJAY
Dutchess	6160-04-959373-0000	97	COLBURN DR	POUGHKEEPSIE NY	1212	1963	135601 - WAPPINGERS	RANCH	0.56	2017-12-15	\$259,000	\$213.70	KANE JOHN	22018	385	VARGAS TRISTIAN
Dutchess	6160-04-712285-0000	65	ROUND HILL RD	POUGHKEEPSIE NY	1810	1958	134602 - SPACKENKILL	RANCH	0.66	2017-12-15	\$272,950	\$150.80	PARRY BARBARA ANOLI	22018	5034	MCGOVERN KEVIN
Dutchess	6260-01-147817-0000	41	COACHLIGHT DR	POUGHKEEPSIE NY	2980	1989	134601 - ARLINGTON	COLONIAL	0.47	2017-12-18	\$425,000	\$142.62	SINHA RABI	22018	859	MOODY HEATHER
Dutchess	6260-03-336024-0000	54	KINRY RD	POUGHKEEPSIE NY	1692	1955	135601 - WAPPINGERS	CAPE COD	0.43	2017-12-18	\$255,000	\$150.71	ARCH RIDGE LLC	22017	9656	SABIA MARY
Dutchess	6160-04-847239-0000	10	ROUND HILL RD	POUGHKEEPSIE NY	2313	1955	134602 - SPACKENKILL	CAPE COD	0.43	2017-12-22	\$272,500	\$117.81	SMITH CARMELLA	22018	751	MACHADO ORLANDO DAVID
Dutchess	6260-03-246243-0000	25	DARIA DR	POUGHKEEPSIE NY	1592	1968	135601 - WAPPINGERS	RANCH	0.36	2017-12-29	\$261,250	\$164.10	ARCH RIDGE LLC	22018	1516	NARDI LOUIS
# SALES	108		AVERAGE		2129	1960			0.84		\$285,286	\$134.02	TIME ADJ. PRICE	3%	2.4	\$143.89
			MEDIAN		1943	1959			0.51		\$269,500	\$138.70	TIME ADJ. PRICE	3%	2.4	\$148.91
													PER YR.	# YRS.		

# CNY Pomeroy Appraisers, Inc.

Dutchess	6260-03-001221-0000	34	COLBURN DR	POUGHKEEPSIE NY	1551	1958	135601 - WAPPINGERS	RANCH	0.55	2018-06-18	\$235,000	\$151.52	REBH WILLIAM	22018	4537	DUTCAVICH MATHEW
Dutchess	6160-04-804205-0000	25	ROUND HILL RD	POUGHKEEPSIE NY	2243	1983	134602 - SPACKENKILL	CONTEMPORARY	0.95	2018-06-18	\$368,000	\$164.07	STATEN JEFFREY	22018	4965	THOMPSON MATTHEW DONALD
Dutchess	6160-04-850087-0000	21	HORIZON HILL DR	POUGHKEEPSIE NY	2004	1963	134602 - SPACKENKILL	COLONIAL	0.74	2018-06-20	\$345,000	\$172.16	PISANELLI MCCOY AMY	22018	4942	WHITTED COREY
Dutchess	6260-03-396206-0000	21	MEMORY LN	POUGHKEEPSIE NY	1222	1951	135601 - WAPPINGERS	RANCH	1.2	2018-07-27	\$236,500	\$193.54	SILBERSTEIN MICHAEL	22018	5906	PHILLIPS KRISTOPHER
Dutchess	6260-03-033211-0000	33	COLBURN DR	POUGHKEEPSIE NY	1540	1958	135601 - WAPPINGERS	RANCH	0.86	2018-07-27	\$135,000	\$87.66	KIM SONJA	22018	5558	BANGERT ANDREW
Dutchess	6160-04-728330-0000	73	ROUND HILL RD	POUGHKEEPSIE NY	1424	1961	134602 - SPACKENKILL	CAPE COD	0.67	2018-07-31	\$355,000	\$249.30	BAXTER ERIC	22018	6126	DONNELLY MICHAEL
Dutchess	6160-04-770228-0000	53	ROUND HILL RD	POUGHKEEPSIE NY	1650	1959	134602 - SPACKENKILL	CAPE COD	2.4	2018-08-02	\$312,500	\$189.39	TJ TANCREDI HOMES INC	22018	5946	WEAVER PRISCILLA
Dutchess	6160-04-907270-0000	17	WOODWARD RD	POUGHKEEPSIE NY	2217	1958	134602 - SPACKENKILL	SPLIT LEVEL	1	2018-08-02	\$318,000	\$143.44	SOHN PAUL CARY	22018	5578	WIENER RACHEL
Dutchess	6260-01-173935-0000	22	COACHLIGHT DR	POUGHKEEPSIE NY	3289	1986	134601 - ARLINGTON	COLONIAL	0.47	2018-08-07	\$427,000	\$129.83	GERBER GLENN	22018	5803	MOY HENDRICK
Dutchess	6160-04-803434-0000	188	SPACKENKILL RD	POUGHKEEPSIE NY	1578	1964	134602 - SPACKENKILL	RANCH	0.53	2018-08-19	\$290,000	\$183.78	ENGELKE ROBERT	22018	7747	CARSWELL DANIEL
Dutchess	6260-03-086166-0000	45	PLEASANT RIDGE DR	POUGHKEEPSIE NY	2432	1966	135601 - WAPPINGERS	COLONIAL	0.51	2018-08-23	\$320,000	\$131.58	HARDEN CHARLES	22018	6418	GLADING JAMES
Dutchess	6260-03-130235-0000	48	PLEASANT RIDGE DR	POUGHKEEPSIE NY	2366	1966	135601 - WAPPINGERS	COLONIAL	0.45	2018-08-30	\$359,000	\$151.73	SILVERENCE JAMES	22018	7264	MACCARONIO MICHAEL
Dutchess	6260-03-206028-0000	22	KELLERHAUSE DR	POUGHKEEPSIE NY	2451	1987	135601 - WAPPINGERS	COLONIAL	0.54	2018-09-13	\$410,000	\$167.28	MILLER CLIFFORD	22018	7044	ROHRING KIMBERLY
Dutchess	6160-04-801115-0000	32	SCENIC DR	POUGHKEEPSIE NY	2153	1964	134602 - SPACKENKILL	CAPE COD	0.5	2018-09-18	\$289,800	\$134.60	TAKAYESU TED	22018	7531	KEY JEANNE MARIE
Dutchess	6260-03-327112-0000	20	CARMEN DR	POUGHKEEPSIE NY	1416	1954	135601 - WAPPINGERS	CAPE COD	0.39	2018-10-01	\$289,000	\$204.10	WRIGHT DOREEN	22018	7195	COSTE VICTOR
Dutchess	6160-04-938034-0000	23	RAKER RD	POUGHKEEPSIE NY	1582	1983	134602 - SPACKENKILL	RAISED RANCH	0.29	2018-10-04	\$260,000	\$164.35	ZHANG ZHENSHAN	22018	7801	CAMPBELL MIGNON
Dutchess	6260-03-196151-0000	75	ALDA DR	POUGHKEEPSIE NY	2686	1970	135601 - WAPPINGERS	COLONIAL	0.38	2018-10-12	\$315,000	\$117.27	GREENSTEIN ALLEN	22018	8657	HANDY GREGORY
Dutchess	6260-04-567377-0000	8	HOGAN DR	POUGHKEEPSIE NY	1873	1955	134601 - ARLINGTON	SPLIT LEVEL	0.36	2018-10-18	\$290,000	\$154.83	WYSKIDA THOMAS	22018	8253	DECKER JOSEPH
Dutchess	6160-02-623545-0000	5	OLD SPACKENKILL RD	POUGHKEEPSIE NY	728	1956	134602 - SPACKENKILL	RANCH	0.2	2018-10-24	\$199,000	\$273.35	DAVIS DONALD	22018	8946	PHILLIPS MEGHAN
Dutchess	6260-03-196069-0000	93	ALDA DR	POUGHKEEPSIE NY	3160	1960	135601 - WAPPINGERS	RAISED RANCH	0.4	2018-11-01	\$310,000	\$98.10	CHILDRESS LORENZO	22018	9109	PHRANCE MICHAEL
Dutchess	6259-01-240960-0000	6	KINRY RD	POUGHKEEPSIE NY	1210	1956	135601 - WAPPINGERS	RANCH	0.32	2018-11-05	\$230,000	\$190.08	HALLSTEAD FREDETTE	22018	8341	COSCIA ELISA
Dutchess	6260-01-189960-0000	18	COACHLIGHT DR	POUGHKEEPSIE NY	2896	1993	134601 - ARLINGTON	COLONIAL	0.46	2018-11-13	\$375,000	\$129.49	ELLMAN THOMAS	22018	8826	WHITE GREGORI
Dutchess	6260-04-671330-0000	33	RED OAKS MILL RD	LA GRANGE NY	2178	1930	135601 - WAPPINGERS	CONTEMPORARY	0.34	2018-11-29	\$277,000	\$127.18	FIELD RICHARD	22018	9211	SPRING JAMES
Dutchess	6260-03-421180-0000	29	WINNIE LN	POUGHKEEPSIE NY	1480	1948	135601 - WAPPINGERS	CAPE COD	0.8	2018-12-07	\$243,000	\$164.19	COMIZIO LAURA	22018	9642	WARREN KATHERINE
Dutchess	6260-01-253807-0000	20	GENTRY BND	POUGHKEEPSIE NY	2859	2002	134601 - ARLINGTON	CONTEMPORARY	1.96	2018-12-12	\$530,000	\$185.38	URABE KIYOSHI	22018	9917	SHAKOURI PAYAM
Dutchess	6260-01-292887-0000	2300	NEW HACKENSACK RD	POUGHKEEPSIE NY	1380	1956	134601 - ARLINGTON	RANCH	0.4	2018-12-13	\$220,000	\$159.42	PALMER ANNETTE	22018	9572	RIVAS ERICK CABRERA
Dutchess	6260-01-113786-0000	44	COACHLIGHT DR	POUGHKEEPSIE NY	2516	1998	134601 - ARLINGTON	COLONIAL	0.65	2018-12-14	\$380,000	\$151.03	POLANCHIK MIA	22019	193	ROMAN NICOLE
Dutchess	6260-03-163215-0000	7	CARNELLI CT	POUGHKEEPSIE NY	2761	1966	135601 - WAPPINGERS	COLONIAL	0.42	2018-12-18	\$346,925	\$125.65	LANG MICHAEL	22018	9922	PARAGGIO JOHN
Dutchess	6160-04-811302-0000	40	ROUND HILL RD	POUGHKEEPSIE NY	1744	1957	134602 - SPACKENKILL	RANCH	0.66	2018-12-20	\$332,000	\$190.37	TJ TANCREDI HOMES INC	22019	194	MARTIN LAURENE
Dutchess	6260-04-668359-0000	34	RED OAKS MILL RD	LA GRANGE NY	1240	2018	135601 - WAPPINGERS	RANCH	0.46	2019-01-04	\$230,000	\$185.48	BUSSA MICHAEL	22019	237	MUSOLINO PATRICIA
Dutchess	6260-03-381225-0000	17	MEMORY LN	POUGHKEEPSIE NY	1136	1954	135601 - WAPPINGERS	RANCH	0.35	2019-01-14	\$296,500	\$260.56	LRG SALES INC	22019	699	MASTRONARDI ANTHONY
Dutchess	6260-03-166175-0000	21	BRENTWOOD DR	POUGHKEEPSIE NY	2685	1969	135601 - WAPPINGERS	COLONIAL	0.42	2019-01-24	\$344,000	\$128.12	FLORES ALEX	22019	954	BROWN LANDON
Dutchess	6261-01-203559-0000	33	VASSAR VIEW RD	POUGHKEEPSIE NY	1705	1940	134601 - ARLINGTON	OLD STYLE	0.26	2019-01-25	\$297,900	\$174.72	FLESAND BRUCE	22019	808	MATATIA STEPHEN
Dutchess	6160-04-952064-0000	15	RAKER RD	POUGHKEEPSIE NY	1512	1983	134602 - SPACKENKILL	RAISED RANCH	0.27	2019-02-06	\$272,000	\$179.89	RENOVACORE PROPERT	22019	1066	KYRIACOU CHRISTOS
Dutchess	6260-03-112119-0000	3	BRENTWOOD DR	POUGHKEEPSIE NY	3086	1967	135601 - WAPPINGERS	COLONIAL	0.52	2019-02-22	\$355,100	\$115.07	BARRET WILLIAM	22019	1541	WHITCOMB JOHN
Dutchess	6259-01-287968-0000	16	ALFRED DR	POUGHKEEPSIE NY	1432	1956	135601 - WAPPINGERS	RANCH	0.36	2019-03-19	\$261,400	\$182.54	TJ TANCREDI HOMES INC	22019	2080	RAYMO CYNTHIA
Dutchess	6160-04-895195-0000	4	HOLLY LN	POUGHKEEPSIE NY	5741	1972	134602 - SPACKENKILL	COLONIAL	4.6	2019-03-19	\$735,000	\$128.03	SAWYER ERIC	22019	2288	SWEENEY SCOTT
Dutchess	6260-01-160940-0000	9	TROTTER LN	POUGHKEEPSIE NY	2680	1996	134601 - ARLINGTON	COLONIAL	0.47	2019-03-20	\$415,000	\$154.85	VERDERAME JOSEPH	22019	2145	CONRAD JASON
Dutchess	6260-01-182765-0000	27	HORNBECK RDG	POUGHKEEPSIE NY	2838	1950	134601 - ARLINGTON	CONTEMPORARY	3.4	2019-03-27	\$600,000	\$211.42	GROTEN ARTHUR	22019	2351	ALTMAN RENNI
Dutchess	6160-02-742716-0000	8	KIMLIN CT	POUGHKEEPSIE NY	3295	2002	134602 - SPACKENKILL	COLONIAL	0.85	2019-04-05	\$572,500	\$173.75	MORIARTY NANCY	22019	2665	DITORE VIVIAN
Dutchess	6260-01-350947-0000	25	GREENVALE FARMS RD	POUGHKEEPSIE NY	1175	1956	134601 - ARLINGTON	RANCH	0.38	2019-04-12	\$253,500	\$215.74	TJ TANCREDI HOMES INC	22019	2829	CORKERY ROBERT
Dutchess	6260-03-485087-0000	8	MAINE TTI DR	POUGHKEEPSIE NY	1680	1956	135601 - WAPPINGERS	RANCH	0.47	2019-04-15	\$285,000	\$169.64	COX JENNIFER	22019	2757	JONES RICHARD EDWARD
Dutchess	6260-03-345308-0000	3	PINE TREE DR	POUGHKEEPSIE NY	1964	1945	135601 - WAPPINGERS	CAPE COD	0.5	2019-04-17	\$255,000	\$129.84	SMITH DONALD	22019	2754	MCLENDON LINDSAY
Dutchess	6260-03-339130-0000	42	ALDA DR	POUGHKEEPSIE NY	2029	1954	135601 - WAPPINGERS	CAPE COD	0.44	2019-04-17	\$270,000	\$133.07	DRAIN JOHN	22019	3863	BOYLAN MARY BETH
Dutchess	6260-04-511377-0000	30	ORCHARD PARK	POUGHKEEPSIE NY	1944	1940	134601 - ARLINGTON	CAPE COD	0.39	2019-04-24	\$316,000	\$162.55	SCHAEFFER ROBERT	22019	2833	VALVERDE ESTEBAN P ARGUDO
Dutchess	6260-01-165923-0000	24	COACHLIGHT DR	POUGHKEEPSIE NY	3024	1996	134601 - ARLINGTON	COLONIAL	0.46	2019-05-01	\$420,500	\$139.05	RILEY JOSEPH	22019	3259	SHAHER STEVEN
Dutchess	6260-03-354135-0000	4	CLAYTON PL	POUGHKEEPSIE NY	1533	1952	135601 - WAPPINGERS	CAPE COD	0.41	2019-05-07	\$295,000	\$192.43	DISILVESTRO JESSICA	22019	3578	BANKER IAN
Dutchess	6260-01-439687-0000	48	TREE TOP LN	POUGHKEEPSIE NY	1560	1976	134601 - ARLINGTON	CONTEMPORARY	1.04	2019-05-29	\$299,900	\$192.24	SCHILL TIMOTHY	22019	4248	BERENZON DMITRIY
Dutchess	6260-04-505472-0000	2111	NEW HACKENSACK RD	POUGHKEEPSIE NY	1698	1950	134601 - ARLINGTON	CAPE COD	0.49	2019-06-13	\$309,000	\$181.98	CONTE JOHN	22019	4769	GILMAN PETER
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2019-06-20	\$405,000	\$165.98	SCHENCK MICHAEL	22019	4372	BOLDWIN HERMAN
Dutchess	6260-01-382510-0000	4	REDONDO DR	POUGHKEEPSIE NY	3036	2002	134601 - ARLINGTON	COLONIAL	6.42	2019-06-20	\$469,400	\$154.61	MC LOUGHLIN EDWARD	22019	4115	GRECO ANGELA
Dutchess	6160-04-702468-0000	6	CASPER CREEK RD	POUGHKEEPSIE NY	1325	1954	134602 - SPACKENKILL	RANCH	0.46	2019-06-20	\$259,000	\$195.47	RODRIGUEZ AURA	22019	8414	ABRAHAM ANGELINE
Dutchess	6160-04-965429-0000	103	COLBURN DR	POUGHKEEPSIE NY	1196	1960	135601 - WAPPINGERS	RANCH	0.64	2019-06-27	\$236,000	\$197.32	DIAMANTI GINO	22019	4312	MYLES SANTA
Dutchess	6260-01-360883-0000	2	HOMER PL	POUGHKEEPSIE NY	1152	1957	134601 - ARLINGTON	RANCH	0.37	2019-06-28	\$255,000	\$221.35	MARTINO SANDRA	22019	4457	MARTINEZ RUSSELL
Dutchess	6260-04-620373-0000	18	ROMCA RD	LA GRANGE NY	3010	1954	135601 - WAPPINGERS	CAPE COD	0.33	2019-07-12	\$110,501	\$36.71	US BANK NA	22019	4952	398 CHURCH STREET HOLDING
Dutchess	6260-01-403688-0000	23	TREE TOP LN	POUGHKEEPSIE NY	1851	1950	134601 - ARLINGTON	RANCH	0.78	2019-07-15	\$318,750	\$172.20	RUBINSTEIN MERYL FEIN	22019	4669	QUINN THOMAS
Dutchess	6160-04-723411-0000	10	MILLBANK RD	POUGHKEEPSIE NY	2868	1965	134602 - SPACKENKILL	RAISED RANCH	0.85	2019-07-15	\$338,000	\$117.85	CARINO AURORA	22019	4688	RIEDINGER DEBORAH
Dutchess	6259-01-059965-0000	13	PLEASANT RIDGE DR	POUGHKEEPSIE NY	3076	1968	135601 - WAPPINGERS	COLONIAL	0.97	2019-07-17	\$319,900	\$104.00	SCHURMAN LOLA	22019	4689	WERLAU SEAN
Dutchess	6160-04-958309-0000	85	COLBURN DR	POUGHKEEPSIE NY	1992	1960	135601 - WAPPINGERS	SPLIT LEVEL	0.43	2019-07-17	\$345,000	\$173.19	GARCIA AMADOR	22019	4692	KEENAN AN
Dutchess	6260-03-187245-0000	33	BRENTWOOD DR	POUGHKEEPSIE NY	2532	1981	135601 - WAPPINGERS	COLONIAL	0.38	2019-07-18	\$400,000	\$157.98	CALDWELL CRAIG	22019	5115	EPHRAM BOBBY
Dutchess	6160-04-859045-0000	14	HORIZON HILL DR	POUGHKEEPSIE NY	1551	1964	134602 - SPACKENKILL	RANCH	0.41	2019-07-19	\$305,000	\$196.65	SMITH JAMES	22019	5383	HAUN COREY

Dutchess	6260-01-335975-0000	26	HOMER PL	POUGHKEEPSIE NY	1452	1957	134601 - ARLINGTON	RANCH	0.37	2019-07-23	\$275,000	\$189.39	PHELPS DAVID	22019	5121	HENNESSY JOHN
Dutchess	6260-03-233053-0000	27	KINRY RD	POUGHKEEPSIE NY	1994	1955	135601 - WAPPINGERS	CAPE COD	0.54	2019-07-26	\$340,000	\$170.51	RENOVACORE PROPERT	22019	4885	DINGEE MATTHEW
Dutchess	6260-01-159875-0000	31	COACHLIGHT DR	POUGHKEEPSIE NY	3002	1989	134601 - ARLINGTON	COLONIAL	0.49	2019-07-29	\$387,900	\$129.21	KARK KEVIN	22019	50276	WINIARSKI ERIK
Dutchess	6260-03-446271-0000	7	WINNIE LN	POUGHKEEPSIE NY	2242	1955	135601 - WAPPINGERS	CAPE COD	0.34	2019-08-06	\$180,000	\$80.29	WILMINGTON SAVINGS	22019	8329	RENOVACORE PROPERTIES INC
Dutchess	6260-01-398509-0000	10	REDONDO DR	POUGHKEEPSIE NY	1821	1962	134601 - ARLINGTON	SPLIT LEVEL	1.28	2019-08-12	\$291,000	\$159.80	HENRY MARILYN	22019	50317	CARPENITO SANDRA
Dutchess	6160-04-936073-0000	14	RAKER RD	POUGHKEEPSIE NY	1486	1978	134602 - SPACKENKILL	RAISED RANCH	0.26	2019-08-13	\$270,000	\$181.70	MARSH RICHARD	22019	5439	NIEVES ERIC
Dutchess	6160-04-734347-0000	20	CREEK BEND RD	POUGHKEEPSIE NY	1736	1961	134602 - SPACKENKILL	RANCH	0.63	2019-08-16	\$330,000	\$190.09	HOEFT BARBARA	22019	5742	WAGNER JEFFREY
Dutchess	6260-03-240232-0000	23	DARIA DR	POUGHKEEPSIE NY	2268	1967	135601 - WAPPINGERS	RAISED RANCH	0.4	2019-08-21	\$331,250	\$146.05	KRAUS ERIC	22019	5977	DIAMOND MEGAN
Dutchess	6260-03-206028-0000	22	KELLERHAUSE DR	POUGHKEEPSIE NY	2451	1987	135601 - WAPPINGERS	COLONIAL	0.54	2019-08-21	\$425,000	\$173.40	ROHRING KIMBERLY	22019	6326	PICCONTE ANTHONY
Dutchess	6260-03-467104-0000	50	WINNIE LN	POUGHKEEPSIE NY	1320	1957	135601 - WAPPINGERS	RANCH	0.59	2019-08-26	\$326,900	\$247.65	RAGONESE ANGELA	22019	6658	AZIZ HASAN
Dutchess	6260-03-468265-0000	8	WINNIE LN	POUGHKEEPSIE NY	1419	1950	135601 - WAPPINGERS	CAPE COD	0.32	2019-09-26	\$243,000	\$171.25	GULLO JOSEPH	22019	6883	DEGROAT TIMOTHY
Dutchess	6260-03-157275-0000	69	PLEASANT RIDGE DR	POUGHKEEPSIE NY	2632	1965	135601 - WAPPINGERS	RAISED RANCH	0.46	2019-09-26	\$311,000	\$118.16	FANTONE JOSEPH	22019	50441	SWEET ROY ROBIN
Dutchess	6260-01-220781-0000	28	HORNBECK RDG	POUGHKEEPSIE NY	2800	1960	134601 - ARLINGTON	CAPE COD	1.01	2019-09-30	\$432,000	\$154.29	MCDONALD RENEE	22019	7113	PARAJON ROBERT
Dutchess	6260-03-166348-0000	250	SPACKENKILL RD	POUGHKEEPSIE NY	1828	1949	135601 - WAPPINGERS	RANCH	1.4	2019-10-01	\$333,000	\$182.17	INTERRANTE JULIANNE	22019	6838	RUHE DANIEL
Dutchess	6260-03-407285-0000	14	PINE TREE DR	POUGHKEEPSIE NY	1913	1948	135601 - WAPPINGERS	CAPE COD	0.34	2019-10-22	\$319,000	\$166.75	GHOSH MARION	22019	7220	MCPIKE MARY
Dutchess	6160-04-942042-0000	21	RAKER RD	POUGHKEEPSIE NY	1436	1979	134602 - SPACKENKILL	RAISED RANCH	0.29	2019-10-25	\$190,000	\$132.31	WATSON FAITH	22019	7130	VANDERWERFF SHAWN
Dutchess	6260-03-119203-0000	42	PLEASANT RIDGE DR	POUGHKEEPSIE NY	3299	1972	135601 - WAPPINGERS	SPLIT LEVEL	0.42	2019-10-28	\$389,000	\$117.91	LAFALCE LISA	22019	50593	HAINES MICHAEL
Dutchess	6260-03-145171-0000	15	CARNELLI CT	POUGHKEEPSIE NY	2474	1971	135601 - WAPPINGERS	CONTEMPORARY	0.54	2019-10-28	\$325,000	\$131.37	MILLS QUINCY	22019	7192	CHAN CHERK WAH
Dutchess	6259-01-040992-0000	2	PAT DR	POUGHKEEPSIE NY	1928	1966	135601 - WAPPINGERS	RAISED RANCH	0.38	2019-10-31	\$317,900	\$164.89	H V HOME SOLUTIONS L	22019	7340	ROWELL ERIN
Dutchess	6260-01-392591-0000	3	TREE TOP LN	POUGHKEEPSIE NY	2996	1972	134601 - ARLINGTON	CONTEMPORARY	1.1	2019-11-15	\$390,000	\$130.17	IRELAND BARRY	22019	8111	UPTON JAKE
Dutchess	6160-04-840216-0000	16	ROUND HILL RD	POUGHKEEPSIE NY	2145	1957	134602 - SPACKENKILL	RANCH	0.68	2019-11-15	\$370,000	\$172.49	HAGSTROM DAVID	22019	7544	SCHWARTZ MARCY
Dutchess	6160-04-865210-0000	15	ROUND HILL RD	POUGHKEEPSIE NY	2328	1957	134602 - SPACKENKILL									

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE-MILE RADIUS & ARLINGTON SCHOOL DISTRICT																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6260-02-511631-0000	2170	NEW HACKENSACK RD	POUGHKEEPSIE NY	1008	1960	134601 - ARLINGTON	RANCH	1.10	2016-01-22	\$183,800	\$182.34	COHN ROBERT	22016	509	GARRAND ANDREW
Dutchess	6260-01-158982-0000	16	TROTTER LN	POUGHKEEPSIE NY	3112	1995	134601 - ARLINGTON	COLONIAL	0.57	2016-01-25	\$402,500	\$129.34	BUERGERS ERIC	22016	506	SEIDL MARK
Dutchess	6260-01-375961-0000	28	GREENVALE FARMS RD	POUGHKEEPSIE NY	1932	1957	134601 - ARLINGTON	SPLIT LEVEL	0.57	2016-04-29	\$216,000	\$111.80	HACK GEORGE	22016	3099	MERCHAN ANGEL
Dutchess	6260-01-230673-0000	39	HORNBECK RDG	POUGHKEEPSIE NY	4775	1996	134601 - ARLINGTON	COLONIAL	5.36	2016-07-11	\$567,500	\$118.85	KIM HEE SHIN	22016	6028	BECK TRISHA
Dutchess	6260-03-453484-0000	32	SHELDON DR	POUGHKEEPSIE NY	1846	1947	134601 - ARLINGTON	CAPE COD	0.72	2016-07-14	\$267,400	\$144.85	WEISS AARON C	22016	4701	MCPARTLAND DAVID ADAM
Dutchess	6260-01-121732-0000	17	ARBOR CT	POUGHKEEPSIE NY	3359	2003	134601 - ARLINGTON	COLONIAL	0.52	2016-07-20	\$512,500	\$152.58	SEITZ PAUL M	22016	4851	MATULA-EVANS ANNA
Dutchess	6260-03-488357-0000	315	SPACKENKILL RD	POUGHKEEPSIE NY	1540	1940	134601 - ARLINGTON	CAPE COD	0.44	2016-10-28	\$232,500	\$150.97	DARBY NANCY	22016	8308	GONZALEZ-BASSO DIEGO
Dutchess	6260-03-481380-0000	16	ORCHARD PARK	POUGHKEEPSIE NY	1255	1955	134601 - ARLINGTON	RANCH	0.25	2016-11-17	\$271,000	\$215.94	YAEGER MICHAEL	22016	8530	MCGARRY SHERRI
Dutchess	6260-02-570717-0000	161	TITUSVILLE RD	LA GRANGE NY	1954	1967	134601 - ARLINGTON	RAISED RANCH	0.52	2016-11-23	\$227,000	\$116.17	CATAPANO ANTONIO	22016	8894	OAKLEY ROBERT
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2016-12-01	\$395,000	\$161.89	AMERICAN INTL RELOCA	22017	1903	SCHENCK MICHAEL
Dutchess	6260-03-160380-0000	194	CEDAR VALLEY RD	POUGHKEEPSIE NY	1714	1974	134601 - ARLINGTON	SPLIT LEVEL	0.79	2016-12-06	\$259,000	\$151.11	SEMBRANO DREXEL	22016	8873	DAWOOD SAMEER
Dutchess	6260-01-325882-0000	7	HOMER PL	POUGHKEEPSIE NY	1932	1956	134601 - ARLINGTON	CAPE COD	0.40	2016-12-12	\$240,000	\$124.22	STRANG HARRY	22016	9077	ODONNELL JOHN
Dutchess	6260-02-516603-0000	2156	NEW HACKENSACK RD	POUGHKEEPSIE NY	1509	1950	134601 - ARLINGTON	RANCH	3.50	2016-12-15	\$188,000	\$124.59	LUCAS ROY	22016	9407	ENRIGHT DENNIS
Dutchess	6260-03-450496-0000	5	REDONDO DR	POUGHKEEPSIE NY	1570	1967	134601 - ARLINGTON	CONTEMPORARY	0.42	2016-12-20	\$169,900	\$108.22	MURLEY CHRISTOPHER	22016	9244	ZAITER MADELINE
Dutchess	6260-01-435839-0000	21	TOOMEY DR	POUGHKEEPSIE NY	1385	1955	134601 - ARLINGTON	RANCH	0.44	2017-01-20	\$227,000	\$163.90	CAMOMILE LLC	22017	744	TRAVERSO ANTHONY
Dutchess	6260-04-512443-0000	1	SHELDON DR	POUGHKEEPSIE NY	1515	1951	134601 - ARLINGTON	RANCH	0.41	2017-02-13	\$200,000	\$132.01	ARCH RIDGE LLC	22017	3030	BUYU MICHAEL
Dutchess	6260-02-555840-0000	131	TITUSVILLE RD	LA GRANGE NY	2895	1824	134601 - ARLINGTON	OLD STYLE	2.75	2017-02-17	\$345,000	\$119.17	SUTER ROBERT	22017	1409	SHORT LOWELL
Dutchess	6260-01-069822-0000	109	BOARDMAN RD	POUGHKEEPSIE NY	2048	1941	134601 - ARLINGTON	CAPE COD	1.90	2017-03-03	\$315,000	\$153.81	RAKOFF JENNIFER	22017	2471	KING BENJAMIN
Dutchess	6260-01-215959-0000	11	COACHLIGHT DR	POUGHKEEPSIE NY	3104	1998	134601 - ARLINGTON	COLONIAL	0.46	2017-03-23	\$405,000	\$130.48	CHISHOLM RODNEY	22017	2242	NEATON JEREMY
Dutchess	6260-01-221766-0000	30	HORNBECK RDG	POUGHKEEPSIE NY	2520	1961	134601 - ARLINGTON	COLONIAL	0.87	2017-03-23	\$344,900	\$136.87	REISBORD JOHN	22017	2293	SWART EDWARD
Dutchess	6260-01-072790-0000	121	BOARDMAN RD	POUGHKEEPSIE NY	2583	1938	134601 - ARLINGTON	CAPE COD	1.90	2017-05-02	\$385,000	\$149.05	TERVENSKI MARK	22017	3143	BRADBURY JONATHAN
Dutchess	6260-01-317984-0000	29	HOMER PL	POUGHKEEPSIE NY	2052	1956	134601 - ARLINGTON	SPLIT LEVEL	0.40	2017-06-07	\$295,000	\$143.76	MILLENNIAL HOME DEV	22017	4241	DELFORNO MICHAEL J AND NICOLE A
Dutchess	6260-01-332621-0000	85	CEDAR VALLEY RD	POUGHKEEPSIE NY	4056	2002	134601 - ARLINGTON	COLONIAL	3.11	2017-06-27	\$472,000	\$116.37	FAKHOURY RAMI	22017	4693	VASHISHT DEEPAK AND SONAL D
Dutchess	6260-01-190860-0000	17	HORNBECK RDG	POUGHKEEPSIE NY	2361	1959	134601 - ARLINGTON	RANCH	2.20	2017-06-29	\$395,000	\$167.30	KERIN EDWARD	22017	5608	LEUNG YANRANE JANE
Dutchess	6260-01-427727-0000	54	TREE TOP LN	POUGHKEEPSIE NY	1742	1960	134601 - ARLINGTON	RANCH	0.79	2017-06-29	\$250,000	\$143.51	WISHART ROBERT	22017	5075	MATTES GARRISON
Dutchess	6260-01-200685-0000	37	HORNBECK RDG	POUGHKEEPSIE NY	2926	1936	134601 - ARLINGTON	CAPE COD	3.61	2017-07-17	\$420,000	\$143.54	CSB NY PROPERTIES LLC	22017	5377	BURMON DAVID
Dutchess	6261-01-200538-0000	30	VASSAR VIEW RD	POUGHKEEPSIE NY	1640	1938	134601 - ARLINGTON	CAPE COD	0.29	2017-07-20	\$200,500	\$122.26	NORTH LARRY	22017	5662	HENDERSON-INGEMAN SARA
Dutchess	6260-01-440609-0000	30	TREE TOP LN	POUGHKEEPSIE NY	2424	1983	134601 - ARLINGTON	CONTEMPORARY	0.73	2017-07-27	\$330,000	\$136.14	BROWN ROBERT	22017	5853	GILDARD NICHOLAS
Dutchess	6260-01-464529-0000	2	REDONDO DR	POUGHKEEPSIE NY	1300	1964	134601 - ARLINGTON	RANCH	0.62	2017-09-22	\$245,000	\$188.46	VAN VLACK LINDA	22017	7738	MARTINEZ CHRISTOPHER
Dutchess	6260-03-461361-0000	5	ORCHARD PARK	POUGHKEEPSIE NY	1978	1930	134601 - ARLINGTON	CAPE COD	0.63	2017-10-04	\$260,000	\$131.45	KANE CHARLES	22017	7629	MARTIN TIMOTHY
Dutchess	6260-01-380768-0000	9	CEDAR VALLEY RD	POUGHKEEPSIE NY	2285	2002	134601 - ARLINGTON	COLONIAL	2.63	2017-10-11	\$375,000	\$164.11	ENGLISH DAVID	22017	7645	TORRES SHARI
Dutchess	6260-02-566765-0000	6	TITUSVILLE HTS	LA GRANGE NY	1552	1953	134601 - ARLINGTON	RANCH	0.49	2017-10-11	\$88,500	\$57.02	MACSKON SUZANNE	22017	7911	RED MAPLE VENTURES INC
Dutchess	6260-01-394891-0000	12	GREENVALE FARMS RD	POUGHKEEPSIE NY	1640	1957	134601 - ARLINGTON	SPLIT LEVEL	0.73	2017-11-20	\$229,417	\$139.89	JABCUGA KEITH	22017	8998	JAMESON BRIAN
Dutchess	6260-01-155866-0000	33	COACHLIGHT DR	POUGHKEEPSIE NY	3258	1990	134601 - ARLINGTON	COLONIAL	0.48	2017-12-14	\$412,000	\$126.46	KRISA WILLIAM	22018	160	LAHIRI AJUY
Dutchess	6260-01-147817-0000	41	COACHLIGHT DR	POUGHKEEPSIE NY	2980	1989	134601 - ARLINGTON	COLONIAL	0.47	2017-12-18	\$425,000	\$142.62	SINHA RABI	22018	859	MOODY HEATHER
# SALES	35		AVERAGE		2234	1961			1.19		\$307,183	\$137.50	TIME ADJ. PRICE	3%	2.4	\$147.62
			MEDIAN		1978	1959			0.62		\$271,000	\$137.01	TIME ADJ. PRICE	3%	2.4	\$147.10
													PER YR.		# YRS.	

# CNY Pomeroy Appraisers, Inc.

Dutchess	6260-01-173935-0000	22	COACHLIGHT DR	POUGHKEEPSIE NY	3289	1986	134601 - ARLINGTON	COLONIAL	0.47	2018-08-07	\$427,000	\$129.83	GERBER GLENN	22018	5803	MOY HENDRICK
Dutchess	6260-04-567377-0000	8	HOGAN DR	POUGHKEEPSIE NY	1873	1955	134601 - ARLINGTON	SPLIT LEVEL	0.36	2018-10-18	\$290,000	\$154.83	WYSKIDA THOMAS	22018	8253	DECKER JOSEPH
Dutchess	6260-01-189960-0000	18	COACHLIGHT DR	POUGHKEEPSIE NY	2896	1993	134601 - ARLINGTON	COLONIAL	0.46	2018-11-13	\$375,000	\$129.49	ELLMAN THOMAS	22018	8826	WHITE GREGORI
Dutchess	6260-01-253807-0000	20	GENTRY BND	POUGHKEEPSIE NY	2859	2002	134601 - ARLINGTON	CONTEMPORARY	1.96	2018-12-12	\$530,000	\$185.38	URABE KIYOSHI	22018	9917	SHAKOURI PAYAM
Dutchess	6260-01-292887-0000	2300	NEW HACKENSACK RD	POUGHKEEPSIE NY	1380	1956	134601 - ARLINGTON	RANCH	0.40	2018-12-13	\$220,000	\$159.42	PALMER ANNETTE	22018	9572	RIVAS ERICK CABRERA
Dutchess	6260-01-113786-0000	44	COACHLIGHT DR	POUGHKEEPSIE NY	2516	1998	134601 - ARLINGTON	COLONIAL	0.65	2018-12-14	\$380,000	\$151.03	POLANCHIK MIA	22019	193	ROMAN NICOLE
Dutchess	6261-01-203559-0000	33	VASSAR VIEW RD	POUGHKEEPSIE NY	1705	1940	134601 - ARLINGTON	OLD STYLE	0.26	2019-01-25	\$297,900	\$174.72	FLESLAND BRUCE	22019	808	MATATIA STEPHEN
Dutchess	6260-01-160940-0000	9	TROTTER LN	POUGHKEEPSIE NY	2680	1996	134601 - ARLINGTON	COLONIAL	0.47	2019-03-20	\$415,000	\$154.85	VERDERAME JOSEPH	22019	2145	CONRAD JASON
Dutchess	6260-01-182765-0000	27	HORNBECK RDG	POUGHKEEPSIE NY	2838	1950	134601 - ARLINGTON	CONTEMPORARY	3.40	2019-03-27	\$600,000	\$211.42	GROTEN ARTHUR	22019	2351	ALTMAN RENNI
Dutchess	6260-01-350947-0000	25	GREENVALE FARMS RD	POUGHKEEPSIE NY	1175	1956	134601 - ARLINGTON	RANCH	0.38	2019-04-12	\$253,500	\$215.74	TJ TANCREDI HOMES INC	22019	2829	CORKERY ROBERT
Dutchess	6260-04-511377-0000	30	ORCHARD PARK	POUGHKEEPSIE NY	1944	1940	134601 - ARLINGTON	CAPE COD	0.39	2019-04-24	\$316,000	\$162.55	SCHAEFFER ROBERT	22019	2833	VALVERDE ESTEBAN P ARGUDO
Dutchess	6260-01-165923-0000	24	COACHLIGHT DR	POUGHKEEPSIE NY	3024	1996	134601 - ARLINGTON	COLONIAL	0.46	2019-05-01	\$420,500	\$139.05	RILEY JOSEPH	22019	3259	SHAFER STEVEN
Dutchess	6260-01-439687-0000	48	TREE TOP LN	POUGHKEEPSIE NY	1560	1976	134601 - ARLINGTON	CONTEMPORARY	1.04	2019-05-29	\$299,900	\$192.24	SHELL TIMOTHY	22019	4248	BERENZON DMITRIY
Dutchess	6260-04-505472-0000	2111	NEW HACKENSACK RD	POUGHKEEPSIE NY	1698	1950	134601 - ARLINGTON	CAPE COD	0.49	2019-06-13	\$309,000	\$181.98	CONTE JOHN	22019	4769	GILMAN PETER
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2019-06-20	\$405,000	\$165.98	SCHENCK MICHAEL	22019	4372	BOLDRIIN HERMAN
Dutchess	6260-01-382510-0000	4	REDONDO DR	POUGHKEEPSIE NY	3036	2002	134601 - ARLINGTON	COLONIAL	6.42	2019-06-20	\$469,400	\$154.61	MC LOUGHLIN EDWARD	22019	4115	GRECO ANGELA
Dutchess	6260-01-360883-0000	2	HOMER PL	POUGHKEEPSIE NY	1152	1957	134601 - ARLINGTON	RANCH	0.37	2019-06-28	\$255,000	\$221.35	MARTINO SANDRA	22019	4457	MARTINEZ RUSSELL
Dutchess	6260-01-403688-0000	23	TREE TOP LN	POUGHKEEPSIE NY	1851	1950	134601 - ARLINGTON	RANCH	0.78	2019-07-15	\$318,750	\$172.20	RUBINSTEIN MERYL FEIN	22019	4669	QUINN THOMAS
Dutchess	6260-01-335975-0000	26	HOMER PL	POUGHKEEPSIE NY	1452	1957	134601 - ARLINGTON	RANCH	0.37	2019-07-23	\$275,000	\$189.39	PHELPS DAVID	22019	5121	HENNESSY JOHN
Dutchess	6260-01-159875-0000	31	COACHLIGHT DR	POUGHKEEPSIE NY	3002	1989	134601 - ARLINGTON	COLONIAL	0.49	2019-07-29	\$387,900	\$129.21	KARK KEVIN	22019	50276	WINIARSKI ERIK
Dutchess	6260-01-398509-0000	10	REDONDO DR	POUGHKEEPSIE NY	1821	1962	134601 - ARLINGTON	SPLIT LEVEL	1.28	2019-08-12	\$291,000	\$159.80	HENRY MARILYN	22019	50317	CARPENITO SANDRA
Dutchess	6260-01-220781-0000	28	HORNBECK RDG	POUGHKEEPSIE NY	2800	1960	134601 - ARLINGTON	CAPE COD	1.01	2019-09-30	\$432,000	\$154.29	MCDONALD RENEE	22019	7113	PARAJON ROBERT
Dutchess	6260-01-392591-0000	3	TREE TOP LN	POUGHKEEPSIE NY	2996	1972	134601 - ARLINGTON	CONTEMPORARY	1.10	2019-11-15	\$390,000	\$130.17	IRELAND BARRY	22019	8111	LIPTON JAKE
Dutchess	6260-01-435816-0000	18	TOOMEY DR	POUGHKEEPSIE NY	1656	1960	134601 - ARLINGTON	RAISED RANCH	0.24	2019-12-20	\$268,000	\$161.84	PETTIGREW DANIEL	22020	442	PIZZOLLA ANDREA
Dutchess	6260-01-355624-0000	59	CEDAR VALLEY RD	POUGHKEEPSIE NY	2048	1963	134601 - ARLINGTON	RAISED RANCH	0.62	2020-01-17	\$316,160	\$154.38	MARTZINEK ROBERT	22020	542	CARDINALE JACLYN
Dutchess	6261-01-216552-0000	29	VASSAR VIEW RD	POUGHKEEPSIE NY	792	1936	134601 - ARLINGTON	RANCH	0.26	2020-01-31	\$215,000	\$271.46	GEMMATI DONATO	22020	656	HARGRAVE SAMANTHA
# SALES	26		AVERAGE		2172	1969			0.94		\$352,193	\$162.12				
			MEDIAN		1996	1961			0.47		\$317,455	\$159.05				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									9.82%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									8.12%				

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS & ARLINGTON SCHOOL DISTRICT, CAPE COD STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6260-03-453484-0000	32	SHELDON DR	POUGHKEEPSIE NY	1846	1947	134601 - ARLINGTON	CAPE COD	0.72	2016-07-14	\$267,400	\$144.85	WEISS AARON C	22016	4701	MCPARTLAND DAVID ADAM
Dutchess	6260-03-488357-0000	315	SPACKENKILL RD	POUGHKEEPSIE NY	1540	1940	134601 - ARLINGTON	CAPE COD	0.44	2016-10-28	\$232,500	\$150.97	DARBY NANCY	22016	8308	GONZALEZ-BASSO DIEGO
Dutchess	6260-01-325882-0000	7	HOMER PL	POUGHKEEPSIE NY	1932	1956	134601 - ARLINGTON	CAPE COD	0.40	2016-12-12	\$240,000	\$124.22	STRANG HARRY	22016	9077	ODONNELL JOHN
Dutchess	6260-01-069822-0000	109	BOARDMAN RD	POUGHKEEPSIE NY	2048	1941	134601 - ARLINGTON	CAPE COD	1.90	2017-03-03	\$315,000	\$153.81	RAKOFF JENNIFER	22017	2471	KING BENJAMIN
Dutchess	6260-01-072790-0000	121	BOARDMAN RD	POUGHKEEPSIE NY	2583	1938	134601 - ARLINGTON	CAPE COD	1.90	2017-05-02	\$385,000	\$149.05	TERVENSKI MARK	22017	3143	BRADBURY JONATHAN
Dutchess	6260-01-200685-0000	37	HORNBECK RDG	POUGHKEEPSIE NY	2926	1936	134601 - ARLINGTON	CAPE COD	3.61	2017-07-17	\$420,000	\$143.54	CSB NY PROPERTIES LLC	22017	5377	BURMON DAVID
Dutchess	6261-01-200538-0000	30	VASSAR VIEW RD	POUGHKEEPSIE NY	1640	1938	134601 - ARLINGTON	CAPE COD	0.29	2017-07-20	\$200,500	\$122.26	NORTH LARRY	22017	5662	HENDERSON-INGEMAN SARA
Dutchess	6260-03-461361-0000	5	ORCHARD PARK	POUGHKEEPSIE NY	1978	1930	134601 - ARLINGTON	CAPE COD	0.63	2017-10-04	\$260,000	\$131.45	KANE CHARLES	22017	7629	MARTIN TIMOTHY
# SALES	8		AVERAGE		2062	1941			1.24		\$290,050	\$140.69	TIME ADJ. PRICE	3%	2.4	\$151.05
			MEDIAN		1955	1939			0.68		\$263,700	\$134.88	TIME ADJ. PRICE	3%	2.4	\$144.81
														PER YR.	# YRS.	
Dutchess	6260-04-511377-0000	30	ORCHARD PARK	POUGHKEEPSIE NY	1944	1940	134601 - ARLINGTON	CAPE COD	0.39	2019-04-24	\$316,000	\$162.55	SCHAEFFER ROBERT	22019	2833	VALVERDE ESTEBAN P ARGUDO
Dutchess	6260-04-505472-0000	2111	NEW HACKENSACK RD	POUGHKEEPSIE NY	1698	1950	134601 - ARLINGTON	CAPE COD	0.49	2019-06-13	\$309,000	\$181.98	CONTE JOHN	22019	4769	GILMAN PETER
Dutchess	6260-01-220781-0000	28	HORNBECK RDG	POUGHKEEPSIE NY	2800	1960	134601 - ARLINGTON	CAPE COD	1.01	2019-09-30	\$432,000	\$154.29	MCDONALD RENEE	22019	7113	PARAJON ROBERT
# SALES	3		AVERAGE		2147	1950			0.63		\$352,333	\$164.08				
			MEDIAN		1944	1950			0.49		\$316,000	\$162.55				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									8.63%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									12.25%				

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS & ARLINGTON SCHOOL DISTRICT, COLONIAL STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6260-01-158982-0000	16	TROTTER LN	POUGHKEEPSIE NY	3112	1995	134601 - ARLINGTON	COLONIAL	0.57	2016-01-25	\$402,500	\$129.34	BUERGERS ERIC	22016	506	SEIDL MARK
Dutchess	6260-01-230673-0000	39	HORNBECK RDG	POUGHKEEPSIE NY	4775	1996	134601 - ARLINGTON	COLONIAL	5.36	2016-07-11	\$567,500	\$118.85	KIM HEE SHIN	22016	6028	BECK TRISHA
Dutchess	6260-01-121732-0000	17	ARBOR CT	POUGHKEEPSIE NY	3359	2003	134601 - ARLINGTON	COLONIAL	0.52	2016-07-20	\$512,500	\$152.58	SEITZ PAUL M	22016	4851	MATULA-EVANS ANNA
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2016-12-01	\$395,000	\$161.89	AMERICAN INTL RELC	22017	1903	SCHENCK MICHAEL
Dutchess	6260-01-215959-0000	11	COACHLIGHT DR	POUGHKEEPSIE NY	3104	1998	134601 - ARLINGTON	COLONIAL	0.46	2017-03-23	\$405,000	\$130.48	CHISHOLM RODNEY	22017	2242	NEATON JEREMY
Dutchess	6260-01-221766-0000	30	HORNBECK RDG	POUGHKEEPSIE NY	2520	1961	134601 - ARLINGTON	COLONIAL	0.87	2017-03-23	\$344,900	\$136.87	REISBORD JOHN	22017	2293	SWART EDWARD
Dutchess	6260-01-332621-0000	85	CEDAR VALLEY RD	POUGHKEEPSIE NY	4056	2002	134601 - ARLINGTON	COLONIAL	3.11	2017-06-27	\$472,000	\$116.37	FAKHOURY RAMI	22017	4693	VASHISHT DEEPAK AND SONAL D
Dutchess	6260-01-380768-0000	9	CEDAR VALLEY RD	POUGHKEEPSIE NY	2285	2002	134601 - ARLINGTON	COLONIAL	2.63	2017-10-11	\$375,000	\$164.11	ENGLISH DAVID	22017	7645	TORRES SHARI
Dutchess	6260-01-155866-0000	33	COACHLIGHT DR	POUGHKEEPSIE NY	3258	1990	134601 - ARLINGTON	COLONIAL	0.48	2017-12-14	\$412,000	\$126.46	KRISA WILLIAM	22018	160	LAHIRI AJOY
Dutchess	6260-01-147817-0000	41	COACHLIGHT DR	POUGHKEEPSIE NY	2980	1989	134601 - ARLINGTON	COLONIAL	0.47	2017-12-18	\$425,000	\$142.62	SINHA RABI	22018	859	MOODY HEATHER
# SALES	10		AVERAGE		3189	1992			1.49		\$431,140	\$135.20	TIME ADJ. PRICE	3%	2.4	\$145.15
			MEDIAN		3108	1995.5			0.55		\$408,500	\$131.44	TIME ADJ. PRICE	3%	2.4	\$141.12
														PER YR.	# YRS.	
Dutchess	6260-01-173935-0000	22	COACHLIGHT DR	POUGHKEEPSIE NY	3289	1986	134601 - ARLINGTON	COLONIAL	0.47	2018-08-07	\$427,000	\$129.83	GERBER GLENN	22018	5803	MOY HENDRICK
Dutchess	6260-01-189960-0000	18	COACHLIGHT DR	POUGHKEEPSIE NY	2896	1993	134601 - ARLINGTON	COLONIAL	0.46	2018-11-13	\$375,000	\$129.49	ELLMAN THOMAS	22018	8826	WHITE GREGORI
Dutchess	6260-01-113786-0000	44	COACHLIGHT DR	POUGHKEEPSIE NY	2516	1998	134601 - ARLINGTON	COLONIAL	0.65	2018-12-14	\$380,000	\$151.03	POLANCHIK MIA	22019	193	ROMAN NICOLE
Dutchess	6260-01-160940-0000	9	TROTTER LN	POUGHKEEPSIE NY	2680	1996	134601 - ARLINGTON	COLONIAL	0.47	2019-03-20	\$415,000	\$154.85	VERDERAME JOSEPH	22019	2145	CONRAD JASON
Dutchess	6260-01-165923-0000	24	COACHLIGHT DR	POUGHKEEPSIE NY	3024	1996	134601 - ARLINGTON	COLONIAL	0.46	2019-05-01	\$420,500	\$139.05	RILEY JOSEPH	22019	3259	SHAFFER STEVEN
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	1982	134601 - ARLINGTON	COLONIAL	0.41	2019-06-20	\$405,000	\$165.98	SCHENCK MICHAEL	22019	4372	BOLDRIN HERMAN
Dutchess	6260-01-382510-0000	4	REDONDO DR	POUGHKEEPSIE NY	3036	2002	134601 - ARLINGTON	COLONIAL	6.42	2019-06-20	\$469,400	\$154.61	MC LOUGHLIN EDWA	22019	4115	GRECO ANGELA
Dutchess	6260-01-159875-0000	31	COACHLIGHT DR	POUGHKEEPSIE NY	3002	1989	134601 - ARLINGTON	COLONIAL	0.49	2019-07-29	\$387,900	\$129.21	KARK KEVIN	22019	50276	WINIARSKI ERIK
# SALES	8		AVERAGE		2860	1993			1.23		\$409,975	\$143.33				
			MEDIAN		2949	1995			0.47		\$410,000	\$139.03				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									-1.25%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-1.48%				

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS & ARLINGTON SCHOOL DISTRICT, RANCH STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6260-02-511631-0000	2170	NEW HACKENSACK RD	POUGHKEEPSIE NY	1008	1960	134601 - ARLINGTON	RANCH	1.1	2016-01-22	\$183,800	\$182.34	COHN ROBERT	22016	509	GARRAND ANDREW
Dutchess	6260-03-481380-0000	16	ORCHARD PARK	POUGHKEEPSIE NY	1255	1955	134601 - ARLINGTON	RANCH	0.25	2016-11-17	\$271,000	\$215.94	YAEGER MICHAEL	22016	8530	MCGARRY SHERRI
Dutchess	6260-02-516603-0000	2156	NEW HACKENSACK RD	POUGHKEEPSIE NY	1509	1950	134601 - ARLINGTON	RANCH	3.5	2016-12-15	\$188,000	\$124.59	LUCAS ROY	22016	9407	ENRIGHT DENNIS
Dutchess	6260-01-435839-0000	21	TOOMEY DR	POUGHKEEPSIE NY	1385	1955	134601 - ARLINGTON	RANCH	0.44	2017-01-20	\$227,000	\$163.90	CAMOMILE LLC	22017	744	TRAVERSO ANTHONY
Dutchess	6260-04-512443-0000	1	SHELDON DR	POUGHKEEPSIE NY	1515	1951	134601 - ARLINGTON	RANCH	0.41	2017-02-13	\$200,000	\$132.01	ARCH RIDGE LLC	22017	3030	BUYU MICHAEL
Dutchess	6260-01-190860-0000	17	HORNBECK RDG	POUGHKEEPSIE NY	2361	1959	134601 - ARLINGTON	RANCH	2.20	2017-06-29	\$395,000	\$167.30	KERIN EDWARD	22017	5608	LEUNG YANRANE JANE
Dutchess	6260-01-427727-0000	54	TREE TOP LN	POUGHKEEPSIE NY	1742	1960	134601 - ARLINGTON	RANCH	0.79	2017-06-29	\$250,000	\$143.51	WISHART ROBERT	22017	5075	MATTES GARRISON
Dutchess	6260-01-464529-0000	2	REDONDO DR	POUGHKEEPSIE NY	1300	1964	134601 - ARLINGTON	RANCH	0.62	2017-09-22	\$245,000	\$188.46	VAN VLACK LINDA	22017	7738	MARTINEZ CHRISTOPHER
Dutchess	6260-02-566765-0000	6	TITUSVILLE HTS	LA GRANGE NY	1552	1953	134601 - ARLINGTON	RANCH	0.49	2017-10-11	\$88,500	\$57.02	MACCKSON SUZANNE	22017	7911	RED MAPLE VENTURES INC
# SALES	9		AVERAGE		1514	1956			1.09		\$227,589	\$150.31	TIME ADJ. PRICE	3%	2.4	\$161.38
			MEDIAN		1509	1955			0.62		\$227,000	\$150.43	TIME ADJ. PRICE	3%	2.4	\$161.51
														PER YR.	# YRS.	
Dutchess	6260-01-292887-0000	2300	NEW HACKENSACK RD	POUGHKEEPSIE NY	1380	1956	134601 - ARLINGTON	RANCH	0.40	2018-12-13	\$220,000	\$159.42	PALMER ANNETTE	22018	9572	RIVAS ERICK CABRERA
Dutchess	6260-01-350947-0000	25	GREENVALE FARMS RD	POUGHKEEPSIE NY	1175	1956	134601 - ARLINGTON	RANCH	0.38	2019-04-12	\$253,500	\$215.74	TJ TANCREDI HOMES	22019	2829	CORKERY ROBERT
Dutchess	6260-01-360883-0000	2	HOMER PL	POUGHKEEPSIE NY	1152	1957	134601 - ARLINGTON	RANCH	0.37	2019-06-28	\$255,000	\$221.35	MARTINO SANDRA	22019	4457	MARTINEZ RUSSELL
Dutchess	6260-01-403688-0000	23	TREE TOP LN	POUGHKEEPSIE NY	1851	1950	134601 - ARLINGTON	RANCH	0.78	2019-07-15	\$318,750	\$172.20	RUBINSTEIN MERYL F	22019	4669	QUINN THOMAS
Dutchess	6260-01-335975-0000	26	HOMER PL	POUGHKEEPSIE NY	1452	1957	134601 - ARLINGTON	RANCH	0.37	2019-07-23	\$275,000	\$189.39	PHELPS DAVID	22019	5121	HENNESSY JOHN
Dutchess	6261-01-216552-0000	29	VASSAR VIEW RD	POUGHKEEPSIE NY	792	1936	134601 - ARLINGTON	RANCH	0.26	2020-01-31	\$215,000	\$271.46	GEMMATI DONATO	22020	656	HARGRAVE SAMANTHA
# SALES	6		AVERAGE		1300	1952			0.43		\$256,208	\$197.03				
			MEDIAN		1278	1956			0.38		\$254,250	\$199.02				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									22.09%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									23.23%				

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS & ARLINGTON SCHOOL DISTRICT, CONTEMPORARY STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6260-03-450496-0000	5	REDONDO DR	POUGHKEEPSIE NY	1570	1967	134601 - ARLINGTON	CONTEMPORARY	0.42	2016-12-20	\$169,900	\$108.22	MURLEY CHRISTOPHER	22016	9244	ZAITER MADELINE
Dutchess	6260-01-440609-0000	30	TREE TOP LN	POUGHKEEPSIE NY	2424	1983	134601 - ARLINGTON	CONTEMPORARY	0.73	2017-07-27	\$330,000	\$136.14	BROWN ROBERT	22017	5853	GILDARD NICHOLAS
# SALES	2		AVERAGE		1997	1975			0.58		\$249,950	\$125.16	TIME ADJ. PRICE	3%	2.4	\$134.38
			MEDIAN		1997	1975			0.58		\$249,950	\$125.16	TIME ADJ. PRICE	3%	2.4	\$134.38
														PER YR.	# YRS.	
Dutchess	6260-01-253807-0000	20	GENTRY BND	POUGHKEEPSIE NY	2859	2002	134601 - ARLINGTON	CONTEMPORARY	1.96	2018-12-12	\$530,000	\$185.38	URABE KIYOSHI	22018	9917	SHAKOURI PAYAM
Dutchess	6260-01-182765-0000	27	HORNBECK RDG	POUGHKEEPSIE NY	2838	1950	134601 - ARLINGTON	CONTEMPORARY	3.40	2019-03-27	\$600,000	\$211.42	GROTEN ARTHUR	22019	2351	ALTMAN RENNI
Dutchess	6260-01-439687-0000	48	TREE TOP LN	POUGHKEEPSIE NY	1560	1976	134601 - ARLINGTON	CONTEMPORARY	1.04	2019-05-29	\$299,900	\$192.24	SCHELL TIMOTHY	22019	4248	BERENZON DMITRIY
Dutchess	6260-01-392591-0000	3	TREE TOP LN	POUGHKEEPSIE NY	2996	1972	134601 - ARLINGTON	CONTEMPORARY	1.10	2019-11-15	\$390,000	\$130.17	IRELAND BARRY	22019	8111	LIPTON JAKE
# SALES	4		AVERAGE		2563	1975			1.88		\$454,975	\$177.50				
			MEDIAN		2849	1974			1.53		\$460,000	\$161.49				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									32.09%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									20.17%				

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)																	
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS & ARLINGTON SCHOOL DISTRICT, SPLIT LEVEL STYLE HOUSES																	
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER	
Dutchess	6260-01-375961-0000	28	GREENVALE FARMS RD	POUGHKEEPSIE NY	1932	1957	134601 - ARLINGTON	SPLIT LEVEL	0.57	2016-04-29	\$216,000	\$111.80	HACK GEORGE	22016	3099	MERCHAN ANGEL	
Dutchess	6260-03-160380-0000	194	CEDAR VALLEY RD	POUGHKEEPSIE NY	1714	1974	134601 - ARLINGTON	SPLIT LEVEL	0.79	2016-12-06	\$259,000	\$151.11	SEMBRANO DREXEL	22016	8873	DAWOOD SAMEER	
Dutchess	6260-01-317984-0000	29	HOMER PL	POUGHKEEPSIE NY	2052	1956	134601 - ARLINGTON	SPLIT LEVEL	0.4	2017-06-07	\$295,000	\$143.76	MILLENNIAL HOME DEV	22017	4241	DELFORNO MICHAEL J AND NICOLE A	
Dutchess	6260-01-394891-0000	12	GREENVALE FARMS RD	POUGHKEEPSIE NY	1640	1957	134601 - ARLINGTON	SPLIT LEVEL	0.73	2017-11-20	\$229,417	\$139.89	JABCUGA KEITH	22017	8998	JAMESON BRIAN	
# SALES	4		AVERAGE		1835	1961			0.62		\$249,854	\$136.20	TIME ADJ. PRICE		3%	2.4	\$146.23
			MEDIAN		1823	1957			0.65		\$244,209	\$133.96	TIME ADJ. PRICE		3%	2.4	\$143.82
														PER YR.	# YRS.		
Dutchess	6260-04-567377-0000	8	HOGAN DR	POUGHKEEPSIE NY	1873	1955	134601 - ARLINGTON	SPLIT LEVEL	0.36	2018-10-18	\$290,000	\$154.83	WYSKIDA THOMAS	22018	8253	DECKER JOSEPH	
Dutchess	6260-01-398509-0000	10	REDONDO DR	POUGHKEEPSIE NY	1821	1962	134601 - ARLINGTON	SPLIT LEVEL	1.28	2019-08-12	\$291,000	\$159.80	HENRY MARILYN	22019	50317	CARPENITO SANDRA	
# SALES	2		AVERAGE		1847	1959			0.82		\$290,500	\$157.28					
			MEDIAN		1847	1958.5			0.82		\$290,500	\$157.28					

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376:

722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY (130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013) SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; WAPPINGERS SCHOOL DISTRICT																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6358-04-814190-0000	55	WRIGHT BLVD	EAST FISHKILL NY	2682	1972	135601 - WAPPINGERS	RAISED RANCH	0.75	2011-01-04	\$340,000	\$126.77	OSHEA GERARD	22011	498	TOUW DANIEL
Dutchess	6457-01-244791-0000	73	FENTON WAY	EAST FISHKILL NY	3212	2010	135601 - WAPPINGERS	COLONIAL	0.28	2011-01-19	\$602,206	\$187.49	TOLL LAND VI LIMITED PART	22011	453	KAUR INDERJIT
Dutchess	6457-01-195758-0000	34	HOFFMAN RD	EAST FISHKILL NY	2931	2010	135601 - WAPPINGERS	COLONIAL	0.27	2011-01-28	\$506,002	\$172.64	TOLL LAND VI LIMITED PART	22011	601	AGARWAL VIRENDRA KUMAR
Dutchess	6457-01-242771-0000	58	HOFFMAN RD	EAST FISHKILL NY	2566	2010	135601 - WAPPINGERS	COLONIAL	0.28	2011-03-02	\$506,940	\$197.56	TOLL LAND VI LIMITED PARN	22011	1192	VAN RIPER BRIAN R
Dutchess	6458-04-579180-0000	1	CAVELO RD	EAST FISHKILL NY	2288	1971	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-03-11	\$295,000	\$128.93	DI BERNARDO ROBERT	22011	1502	FRUSCIANTE RICHARD
Dutchess	6358-04-958110-0000	59	SECOR LN	EAST FISHKILL NY	1411	1998	135601 - WAPPINGERS	RAISED RANCH	1.81	2011-05-05	\$335,000	\$237.42	FULTON JOHN	22011	2190	NASCIMENTO MARIA
Dutchess	6457-01-233786-0000	55	HOFFMAN RD	EAST FISHKILL NY	3079	2010	135601 - WAPPINGERS	COLONIAL	0.26	2011-06-18	\$569,412	\$184.93	TOLL LAND VI LIMITED PART	22011	3035	BURTON WINSTON
Dutchess	6457-01-188812-0000	126	FENTON WAY	EAST FISHKILL NY	3195	2011	135601 - WAPPINGERS	COLONIAL	0.26	2011-06-27	\$589,900	\$184.63	TOLL LAND VI LTD PARTNERS	22011	2886	TORRES HAROLD
Dutchess	6457-01-212814-0000	116	FENTON WAY	EAST FISHKILL NY	2697	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-07-26	\$520,701	\$193.07	TOLL LAND VI LMTD PARTNER	22011	3747	MILROY ROBERT
Dutchess	6458-03-486427-0000	3	MONACO DR	EAST FISHKILL NY	1588	1969	135601 - WAPPINGERS	RANCH	1.00	2011-08-04	\$273,000	\$171.91	WHITNEY JOHN	22011	3705	LUDWIN JONATHAN
Dutchess	6457-01-254809-0000	96	FENTON WAY	EAST FISHKILL NY	3168	2011	135601 - WAPPINGERS	COLONIAL	0.29	2011-08-05	\$572,900	\$180.84	TOLL LAND VI LMTD PARTNER	22011	4087	MCGUIRE ROBERT
Dutchess	6357-02-975959-0000	40	SHADOWOOD DR	EAST FISHKILL NY	2240	1999	135601 - WAPPINGERS	CONTEMPORARY	9.24	2011-08-11	\$450,000	\$200.89	FERKO STEVEN	22011	4285	MORGENFELD BRADLEY
Dutchess	6458-04-601162-0000	1	HENRY DR	EAST FISHKILL NY	1062	1965	135601 - WAPPINGERS	RANCH	0.49	2011-08-25	\$180,000	\$169.49	HACK ROBERT	22011	4328	CARLSON JAMES
Dutchess	6457-01-215781-0000	45	HOFFMAN RD	EAST FISHKILL NY	2987	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-08-26	\$565,966	\$189.48	TOLL LAND VI LMTD PARTNER	22011	4141	RODRIGUES MICHAEL
Dutchess	6458-01-069551-0000	116	BRANDY LN	EAST FISHKILL NY	1999	1976	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-08-31	\$288,000	\$144.07	NECAISE BARBARA	22011	4070	DARCY RICHARD
Dutchess	6457-01-202759-0000	38	HOFFMAN RD	EAST FISHKILL NY	3143	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-09-16	\$595,895	\$189.59	TOLL LAND VI LMTD PARTNER	22011	4411	WEAVING DAVID
Dutchess	6458-03-320303-0000	43	GLENNS WAY	EAST FISHKILL NY	3307	2012	135601 - WAPPINGERS	COLONIAL	4.88	2011-09-20	\$115,000	\$34.77	CLOVE BRANCH ROAD LLC	22011	4642	ODONNELL SONS INC
Dutchess	6457-01-204814-0000	120	FENTON WAY	EAST FISHKILL NY	2612	2010	135601 - WAPPINGERS	CONTEMPORARY	0.28	2011-09-23	\$510,264	\$195.35	TOLL LAND VI LMTD PARTNER	22011	4602	GESUE VINCIENNE
Dutchess	6458-04-646344-0000	31	HAMILTON RD	EAST FISHKILL NY	880	1950	135601 - WAPPINGERS	COTTAGE	1.00	2011-10-05	\$190,000	\$215.91	SCHIMANKE GUS	22011	4963	CAUCHI JOSEPH
Dutchess	6457-01-238817-0000	104	FENTON WAY	EAST FISHKILL NY	3232	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-10-13	\$596,754	\$184.64	TOLL LAND VI LMTD PARTNER	22011	4764	DUGANDZIC MARIA
Dutchess	6457-01-190793-0000	101	FENTON WAY	EAST FISHKILL NY	3169	2011	135601 - WAPPINGERS	COLONIAL	0.26	2011-10-18	\$584,989	\$184.60	TOLL LAND VI LMTD PARTNER	22011	5024	FULTON JOHN
Dutchess	6457-01-234766-0000	54	HOFFMAN RD	EAST FISHKILL NY	2938	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-10-21	\$510,778	\$173.85	TOLL LAND VI LMTD PARTNER	22011	5151	KALDOR STEFFEN
Dutchess	6457-01-157807-0000	77	VAN BUREN WAY	EAST FISHKILL NY	3056	2011	135601 - WAPPINGERS	COLONIAL	0.30	2011-10-31	\$561,974	\$183.89	TOLL LAND VI LMTD PARTNER	22011	5409	PATEL JIGESH
Dutchess	6458-01-462558-0000	4	FENWICK DR	EAST FISHKILL NY	1618	1969	135601 - WAPPINGERS	RANCH	1.00	2011-11-01	\$265,000	\$163.78	SZYMIALIS JOSEPH	22011	5404	DIRUSSO JOHN
Dutchess	6458-01-433529-0000	26	CLOVE BRANCH RD	EAST FISHKILL NY	1770	1970	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-11-15	\$220,000	\$124.29	ZIDEK DARRELL	22011	5504	SMILKSTEIN MICHAEL
Dutchess	6457-01-200779-0000	37	HOFFMAN RD	EAST FISHKILL NY	3866	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-11-29	\$539,709	\$139.60	TOLL LAND VI LMTD PARTNER	22011	5705	KOONAPAREDDY HARITHADEVI
Dutchess	6458-03-392404-0000	5	GLENNS WAY	EAST FISHKILL NY	3346	2011	135601 - WAPPINGERS	COLONIAL	1.75	2011-12-09	\$570,000	\$170.35	MID-HUDSON DEVELOPMENT	22011	6147	TUCKER JOHN
Dutchess	6458-01-211750-0000	73	BRANDY LN	EAST FISHKILL NY	2012	1974	135601 - WAPPINGERS	RAISED RANCH	1.50	2012-01-13	\$312,500	\$155.32	BELLO FRANK	22012	389	YABLANSKY ROBERT
Dutchess	6457-01-210760-0000	42	HOFFMAN RD	EAST FISHKILL NY	2565	2011	135601 - WAPPINGERS	COLONIAL	0.27	2012-01-17	\$486,160	\$189.54	TOLL LAND VI LMTD PARTNER	22012	313	MURPHY WALTER
Dutchess	6457-01-214796-0000	89	FENTON WAY	EAST FISHKILL NY	3102	2011	135601 - WAPPINGERS	COLONIAL	0.26	2012-01-25	\$560,997	\$180.85	TOLL LAND VI LMTD PARTNER	22012	499	GOVINDASAMY ANBUCHELVAN
Dutchess	6457-01-221796-0000	85	FENTON WAY	EAST FISHKILL NY	2104	2011	135601 - WAPPINGERS	RANCH	0.26	2012-02-29	\$509,506	\$242.16	TOLL LAND VI LMTD PARTNER	22012	1067	MILLER STANLEY
Dutchess	6457-01-162787-0000	78	VAN BUREN WAY	EAST FISHKILL NY	2932	2011	135601 - WAPPINGERS	COLONIAL	0.43	2012-03-29	\$599,082	\$204.33	TOLL LAND VI LMTD PARTNER	22012	1466	MARASCA CHRISTOPHER
Dutchess	6458-02-601664-0000	173	SHAGBARK LN	EAST FISHKILL NY	3746	2004	135601 - WAPPINGERS	CONTEMPORARY	1.49	2012-04-06	\$510,000	\$136.15	KOLKER MITCHELL	22012	1972	BENKO BRIAN
Dutchess	6457-01-192778-0000	33	HOFFMAN RD	EAST FISHKILL NY	3044	2011	135601 - WAPPINGERS	COLONIAL	0.28	2012-04-19	\$586,260	\$192.60	TOLL LAND VI LMTD PARTNER	22012	1763	DEVITO THOMAS
Dutchess	6458-03-289345-0000	102	CATIES WAY	EAST FISHKILL NY	3974	2011	135601 - WAPPINGERS	COLONIAL	1.15	2012-04-20	\$625,000	\$157.27	MID-HUDSON DEVELOPMENT	22012	1918	VRIDHACHALAM MURALI
Dutchess	6458-04-653407-0000	21	HAMILTON RD	EAST FISHKILL NY	1290	1988	135601 - WAPPINGERS	RAISED RANCH	1.10	2012-04-30	\$265,000	\$205.43	SHERWOOD RONALD	22012	2029	HOWLETT CHRISTOPHER
Dutchess	6457-01-284805-0000	517	ROUTE 376	EAST FISHKILL NY	996	1900	135601 - WAPPINGERS	OLD STYLE	0.17	2012-06-05	\$175,000	\$175.70	DEER RUN HOLDING LLC	22012	2538	RIVERA EFRAIN
Dutchess	6457-01-259838-0000	533	ROUTE 376	EAST FISHKILL NY	1488	1920	135601 - WAPPINGERS	OLD STYLE	0.17	2012-06-18	\$163,000	\$109.54	HUNT MAUREEN	22012	3019	MALLEN BURTON
Dutchess	6458-03-366440-0000	50	CATIES WAY	EAST FISHKILL NY	2818	2012	135601 - WAPPINGERS	COLONIAL	1.44	2012-07-06	\$485,000	\$172.11	MID-HUDSON DEVELOPMENT	22012	3761	GREENWALD JAMIE
Dutchess	6458-03-320303-0000	43	GLENNS WAY	EAST FISHKILL NY	3307	2012	135601 - WAPPINGERS	COLONIAL	4.88	2012-07-06	\$681,325	\$206.03	ODONNELL SONS INC	22012	2989	PASSANTE MICHAEL
Dutchess	6457-01-245994-0000	27	SHEPARDS WAY	EAST FISHKILL NY	3078	2014	135601 - WAPPINGERS	COLONIAL	1.67	2012-08-10	\$115,000	\$37.36	FUNDIFUDEL INC	22012	3584	PEZZANO GEORGE
Dutchess	6458-02-673616-0000	206	CREAMERY RD	EAST FISHKILL NY	3026	2002	135601 - WAPPINGERS	CONTEMPORARY	2.30	2012-08-23	\$375,000	\$123.93	ZOLLNER STEFAN	22012	3957	KOYTEK NICHOLAS
Dutchess	6457-01-208847-0000	42	TILDEN PL	EAST FISHKILL NY	3162	2012	135601 - WAPPINGERS	COLONIAL	0.35	2012-08-30	\$580,933	\$183.72	TOLL LAND VI LMTD PARTNER	22012	4229	ALTMAN JARED
Dutchess	6358-04-926265-0000	26	WRIGHT BLVD	EAST FISHKILL NY	1488	1979	135601 - WAPPINGERS	RAISED RANCH	0.95	2012-09-07	\$250,000	\$168.01	GIORNO FRANK	22012	4231	POKORA AGNIESZKA
Dutchess	6457-01-164798-0000	82	VAN BUREN WAY	EAST FISHKILL NY	3064	2012	135601 - WAPPINGERS	COLONIAL	0.30	2012-09-12	\$505,995	\$165.14	TOLL LAND VI LMTD PARTNER	22012	4521	CASABIANCA ELIZABETH
Dutchess	6457-01-198794-0000	97	FENTON WAY	EAST FISHKILL NY	2894	2012	135601 - WAPPINGERS	COLONIAL	0.26	2012-09-19	\$497,570	\$171.93	TOLL LAND VI LMTD PARTNER	22012	5270	RAGHAVAN SRINIVASA
Dutchess	6457-01-151784-0000	74	VAN BUREN WAY	EAST FISHKILL NY	3466	2012	135601 - WAPPINGERS	COLONIAL	0.28	2012-09-27	\$623,896	\$180.00	TOLL LAND VI LMTD PARTNER	22012	5275	LI JUNJUN
Dutchess	6458-01-279520-0000	5	FAIRFIELD LN	EAST FISHKILL NY	1388	1970	135601 - WAPPINGERS	RANCH	1.10	2012-10-16	\$285,000	\$205.33	SALMON GREGORY	22012	4988	SHERMAN KEVIN JOHN
Dutchess	6457-01-172904-0000	10	TILDEN PL	EAST FISHKILL NY	2831	2012	135601 - WAPPINGERS	COLONIAL	0.31	2012-10-18	\$562,902	\$198.84	TOLL LAND VI LMTD PARTNER	22012	4972	FULTON JOSEPH
Dutchess	6457-01-183852-0000	5	SEWARD RD	EAST FISHKILL NY	3005	2012	135601 - WAPPINGERS	COLONIAL	0.27	2012-10-24	\$568,169	\$189.07	TOLL LAND VI LMTD PARTNER	22012	5180	KRAMER JAMES
Dutchess	6458-04-535009-0000	21	OLD FARM RD	EAST FISHKILL NY	2408	2013	135601 - WAPPINGERS	RAISED RANCH	1.45	2012-11-06	\$61,000	\$25.33	VJM PROPERTIES INC	22012	5224	LEGGE BRIAN
Dutchess	6458-04-840470-0000	107	CREAMERY RD	EAST FISHKILL NY	2042	1920	135601 - WAPPINGERS	OLD STYLE	2.40	2012-11-13	\$275,500	\$134.92	MADDEN JAMES	22012	5600	VELEZ JULIO
Dutchess	6457-01-163906-0000	6	TILDEN PL	EAST FISHKILL NY	3087	2012	135601 - WAPPINGERS	COLONIAL	0.30	2012-11-30	\$574,780	\$186.19	TOLL LAND VI LMTD PARTNER	22012	5753	LIBASSI ANTHONY
Dutchess	6458-03-382430-0000	44	CATIES WAY	EAST FISHKILL NY	2776	2012	135601 - WAPPINGERS	COLONIAL	1.09	2012-12-07	\$525,000	\$189.12	MID-HUDSON DEVELOPMENT	22013	21	WALDORF JON
Dutchess	6457-01-235872-0000	547	ROUTE 376	EAST FISHKILL NY	988	1950	135601 - WAPPINGERS	CAPE COD	0.16	2012-12-14	\$200,000	\$202.43	D MANCO DEVELOPMENT CO	22013	1718	TURNER KEVIN
Dutchess	6458-03-294027-0000	44	SHEPARDS WAY	EAST FISHKILL NY	2721	2011	135601 - WAPPINGERS	COLONIAL	1.55	2012-1						

Dutchess	6457-01-191875-0000	26	TILDEN PL	EAST FISHKILL NY	2812		2013	135601 - WAPPINGERS	COLONIAL	0.27	2013-09-10	\$525,736	\$186.96	TOLL LAND VI LMTD PARTNER	22013	4897	HASANAJ NEKHDET
Dutchess	6457-01-196813-0000	124	FENTON WAY	EAST FISHKILL NY	2238	2013	135601 - WAPPINGERS	RANCH	0.26	2013-09-26	\$591,344	\$264.23	TOLL LAND VI LMTD PARTNER	22013	6443	CARPENTER JOEL	
Dutchess	6457-01-192836-0000	6	SEWARD RD	EAST FISHKILL NY	2511	2013	135601 - WAPPINGERS	COLONIAL	0.27	2013-10-03	\$483,473	\$192.54	TOLL LAND VI LMTD PARTNER	22013	6898	CHOI SAMUEL	
Dutchess	6458-01-164584-0000	80	HILLSIDE LAKE RD	EAST FISHKILL NY	1336	1932	135601 - WAPPINGERS	OLD STYLE	3.95	2013-10-07	\$270,000	\$202.10	BLACK MARY	22013	7001	SOLOTAAROF CHRISTOPHER	
Dutchess	6457-01-221815-0000	112	FENTON WAY	EAST FISHKILL NY	3057	2013	135601 - WAPPINGERS	COLONIAL	0.26	2013-10-17	\$546,411	\$178.74	TOLL LAND VI LMTD PARTNER	22013	7099	MANCINI MICHAEL	
Dutchess	6059-12-955606-0000	23	MOCKINGBIRD LN	POUGHKEEPSIE NY	1696	1964	135601 - WAPPINGERS	RAISED RANCH	0.39	2013-11-07	\$187,500	\$110.55	DAVIS SIDNEY	22014	369	ADJEI KOFI	
Dutchess	6358-04-984422-0000	2	PATRICIA CT	EAST FISHKILL NY	2080	1987	135601 - WAPPINGERS	COLONIAL	1.54	2013-11-15	\$355,000	\$170.67	ALBA JESSE	22014	375	MARINO JOSEPH	
Dutchess	6458-03-332377-0000	16	GLENN'S WAY	EAST FISHKILL NY	2698	2014	135601 - WAPPINGERS	COLONIAL	2.56	2013-11-21	\$140,000	\$51.89	WILRO CONSTRUCTION INC	22013	6255	MID-HUDSON DEVELOPMENT CO	
Dutchess	6059-12-985547-0000	1	MOCKINGBIRD LN	POUGHKEEPSIE NY	1612	1964	135601 - WAPPINGERS	RAISED RANCH	0.38	2013-12-09	\$210,000	\$130.27	BURKE BRIAN	22014	947	STABLER KENNETH	
Dutchess	6458-04-800148-0000	152	CLOVE BRANCH RD	EAST FISHKILL NY	1548	1957	135601 - WAPPINGERS	RANCH	1.00	2014-01-07	\$200,000	\$129.20	DITERLUZZI JAMES	22014	1143	GARCIA DAMIAN	
Dutchess	6457-01-140808-0000	67	VAN BUREN WAY	EAST FISHKILL NY	3041	2013	135601 - WAPPINGERS	COLONIAL	0.26	2014-01-09	\$613,682	\$201.80	TOLL LAND VI LMTD PARTNER	22014	1099	SALAMONE GERARD	
Dutchess	6457-01-155905-0000	2	TILDEN PL	EAST FISHKILL NY	2058	2013	135601 - WAPPINGERS	COLONIAL	0.30	2014-01-23	\$227,967	\$110.77	TOLL LAND VI LMTD PARTNER	22014	1240	AMORIM MARIA	
Dutchess	6457-01-199840-0000	10	SEWARD RD	EAST FISHKILL NY	3172	2013	135601 - WAPPINGERS	COLONIAL	0.28	2014-02-18	\$562,507	\$177.34	TOLL LAND VI LMTD PARTNER	22014	1538	EICKHOFF FELIX	
Dutchess	6458-01-272764-0000	47	BRANDY LN	EAST FISHKILL NY	1911	1974	135601 - WAPPINGERS	COLONIAL	1.00	2014-03-04	\$337,500	\$176.61	KELLY RONALD	22014	1754	INOUE KOJI	
Dutchess	6358-04-865162-0000	47	WRIGHT BLVD	EAST FISHKILL NY	1893	1985	135601 - WAPPINGERS	RAISED RANCH	0.74	2014-04-22	\$227,000	\$119.92	RIISING STAR REALTY LLC	22014	2848	MROZIK CHRISTY	
Dutchess	6458-03-291012-0000	40	SHEPARD'S WAY	EAST FISHKILL NY	2945	2014	135601 - WAPPINGERS	COLONIAL	1.66	2014-05-14	\$127,500	\$43.29	MORGAN HOMES INC	22014	3018	COLONEL CRISTIE	
Dutchess	6457-01-232845-0000	57	TILDEN PL	EAST FISHKILL NY	2933	2013	135601 - WAPPINGERS	COLONIAL	0.32	2014-05-16	\$588,771	\$200.74	TOLL LAND VI LMTD PARTNER	22014	3321	GONZALEZ DANIEL	
Dutchess	6458-03-407262-0000	18	BLUE JAY BLVD	EAST FISHKILL NY	2402	1989	135601 - WAPPINGERS	COLONIAL	1.37	2014-05-20	\$386,000	\$160.70	MAIOLLO DOMINIC	22014	5240	HILL TIMOTHY	
Dutchess	6457-01-208780-0000	41	HOFFMAN RD	EAST FISHKILL NY	2118	2013	135601 - WAPPINGERS	COLONIAL	0.28	2014-05-23	\$256,642	\$121.17	TOLL LAND VI LMTD PARTNER	22014	3318	LI XINLONG	
Dutchess	6358-04-805304-0000	37	MILLER DR	EAST FISHKILL NY	1696	1970	135601 - WAPPINGERS	RAISED RANCH	0.62	2014-06-23	\$265,000	\$156.25	VECCHIO LOUIS	22014	4702	BRENNAN BRIAN WILLIAM	
Dutchess	6457-01-182890-0000	18	TILDEN PL	EAST FISHKILL NY	2351	2013	135601 - WAPPINGERS	RANCH	0.27	2014-06-27	\$481,920	\$204.99	TOLL LAND VI LMTD PARTNER	22014	4780	SAMMUT ROSEMARY	
Dutchess	6458-03-396463																

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY (130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; WAPPINGERS SCHOOL DISTRICT; COLONIAL STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6457-01-244791-0000	73	FENTON WAY	EAST FISHKILL NY	3212	2010	135601 - WAPPINGERS	COLONIAL	0.28	2011-01-19	\$602,206	\$187.49	TOLL LAND VI LIMITED PART	22011	453	KAUR INDERJIT
Dutchess	6457-01-195758-0000	34	HOFFMAN RD	EAST FISHKILL NY	2931	2010	135601 - WAPPINGERS	COLONIAL	0.27	2011-01-28	\$506,002	\$172.64	TOLL LAND VI LIMITED PART	22011	601	AGARWAL VIRENDRA KUMAR
Dutchess	6457-01-242771-0000	58	HOFFMAN RD	EAST FISHKILL NY	2566	2010	135601 - WAPPINGERS	COLONIAL	0.28	2011-03-02	\$506,940	\$197.56	TOLL LAND VI LIMITED PART	22011	1192	VAN RIPER BRIAN R
Dutchess	6457-01-233786-0000	55	HOFFMAN RD	EAST FISHKILL NY	3079	2010	135601 - WAPPINGERS	COLONIAL	0.26	2011-06-18	\$569,412	\$184.93	TOLL LAND VI LIMITED PART	22011	3035	BURTON WINSTON
Dutchess	6457-01-188812-0000	126	FENTON WAY	EAST FISHKILL NY	3195	2011	135601 - WAPPINGERS	COLONIAL	0.26	2011-06-27	\$589,900	\$184.63	TOLL LAND VI LTD PARTNERS	22011	2886	TORRES HAROLD
Dutchess	6457-01-212814-0000	116	FENTON WAY	EAST FISHKILL NY	2697	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-07-26	\$520,701	\$193.07	TOLL LAND VI LMTD PARTNER	22011	3747	MILROY ROBERT
Dutchess	6457-01-254809-0000	96	FENTON WAY	EAST FISHKILL NY	3168	2011	135601 - WAPPINGERS	COLONIAL	0.29	2011-08-05	\$572,900	\$180.84	TOLL LAND VI LMTD PARTNER	22011	4087	MCGUIRE ROBERT
Dutchess	6457-01-215781-0000	45	HOFFMAN RD	EAST FISHKILL NY	2987	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-08-26	\$565,966	\$189.48	TOLL LAND VI LMTD PARTNER	22011	4141	RODRIGUES MICHAEL
Dutchess	6457-01-202759-0000	38	HOFFMAN RD	EAST FISHKILL NY	3143	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-09-16	\$595,895	\$189.59	TOLL LAND VI LMTD PARTNER	22011	4411	WEAVING DAVID
Dutchess	6458-03-320303-0000	43	GLENNS WAY	EAST FISHKILL NY	3307	2012	135601 - WAPPINGERS	COLONIAL	4.88	2011-09-20	\$115,000	\$34.77	CLOVE BRANCH ROAD LLC	22011	4642	ODONNELL SONS INC
Dutchess	6457-01-238817-0000	104	FENTON WAY	EAST FISHKILL NY	3232	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-10-13	\$596,754	\$184.64	TOLL LAND VI LMTD PARTNER	22011	4764	DUGANDZIC MARIA
Dutchess	6457-01-190793-0000	101	FENTON WAY	EAST FISHKILL NY	3169	2011	135601 - WAPPINGERS	COLONIAL	0.26	2011-10-18	\$584,989	\$184.60	TOLL LAND VI LMTD PARTNER	22011	5024	FULTON JOHN
Dutchess	6457-01-234766-0000	54	HOFFMAN RD	EAST FISHKILL NY	2938	2011	135601 - WAPPINGERS	COLONIAL	0.27	2011-10-21	\$510,778	\$173.85	TOLL LAND VI LMTD PARTNER	22011	5151	KALDOR STEFFEN
Dutchess	6457-01-157807-0000	77	VAN BUREN WAY	EAST FISHKILL NY	3056	2011	135601 - WAPPINGERS	COLONIAL	0.30	2011-10-31	\$561,974	\$183.89	TOLL LAND VI LMTD PARTNER	22011	5409	PATEL JIGESH
Dutchess	6457-01-200779-0000	37	HOFFMAN RD	EAST FISHKILL NY	3866	2011	135601 - WAPPINGERS	COLONIAL	0.28	2011-11-29	\$539,709	\$139.60	TOLL LAND VI LMTD PARTNER	22011	5705	KOONAPAREDDY HARITHADEVI
Dutchess	6458-03-392404-0000	5	GLENNS WAY	EAST FISHKILL NY	3346	2011	135601 - WAPPINGERS	COLONIAL	1.75	2011-12-09	\$570,000	\$170.35	MID-HUDSON DEVELOPMENT	22011	6147	TUCKER JOHN
Dutchess	6457-01-210760-0000	42	HOFFMAN RD	EAST FISHKILL NY	2565	2011	135601 - WAPPINGERS	COLONIAL	0.27	2012-01-17	\$486,160	\$189.54	TOLL LAND VI LMTD PARTNER	22012	313	MURPHY WALTER
Dutchess	6457-01-214796-0000	89	FENTON WAY	EAST FISHKILL NY	3102	2011	135601 - WAPPINGERS	COLONIAL	0.26	2012-01-25	\$560,997	\$180.85	TOLL LAND VI LMTD PARTNER	22012	499	GOVINDASAMY ANBUHELVAN
Dutchess	6457-01-162787-0000	78	VAN BUREN WAY	EAST FISHKILL NY	2932	2011	135601 - WAPPINGERS	COLONIAL	0.43	2012-03-29	\$599,082	\$204.33	TOLL LAND VI LMTD PARTNER	22012	1466	MARASCA CHRISTOPHER
Dutchess	6457-01-192778-0000	33	HOFFMAN RD	EAST FISHKILL NY	3044	2011	135601 - WAPPINGERS	COLONIAL	0.28	2012-04-19	\$586,260	\$192.60	TOLL LAND VI LMTD PARTNER	22012	1763	DEVITO THOMAS
Dutchess	6458-03-289345-0000	102	CATIES WAY	EAST FISHKILL NY	3974	2011	135601 - WAPPINGERS	COLONIAL	1.15	2012-04-20	\$625,000	\$157.27	MID-HUDSON DEVELOPMENT	22012	1918	VRIDHACHALAM MURALI
Dutchess	6458-03-366440-0000	50	CATIES WAY	EAST FISHKILL NY	2818	2012	135601 - WAPPINGERS	COLONIAL	1.44	2012-07-06	\$485,000	\$172.11	MID-HUDSON DEVELOPMENT	22012	3761	GREENWALD JAMIE
Dutchess	6458-03-320303-0000	43	GLENNS WAY	EAST FISHKILL NY	3307	2012	135601 - WAPPINGERS	COLONIAL	4.88	2012-07-06	\$681,325	\$206.03	ODONNELL SONS INC	22012	2989	PASSANTE MICHAEL
Dutchess	6457-01-245994-0000	27	SHEPARDS WAY	EAST FISHKILL NY	3078	2014	135601 - WAPPINGERS	COLONIAL	1.67	2012-08-10	\$115,000	\$37.36	FUNDIFUDEL INC	22012	3584	PEZZANO GEORGE
Dutchess	6457-01-208847-0000	42	TILDEN PL	EAST FISHKILL NY	3162	2012	135601 - WAPPINGERS	COLONIAL	0.35	2012-08-30	\$580,933	\$183.72	TOLL LAND VI LMTD PARTNER	22012	4229	ALTMAN JARED
Dutchess	6457-01-164798-0000	82	VAN BUREN WAY	EAST FISHKILL NY	3064	2012	135601 - WAPPINGERS	COLONIAL	0.30	2012-09-12	\$505,995	\$165.14	TOLL LAND VI LMTD PARTNER	22012	4521	CASABIANCA ELIZABETH
Dutchess	6457-01-198794-0000	97	FENTON WAY	EAST FISHKILL NY	2894	2012	135601 - WAPPINGERS	COLONIAL	0.26	2012-09-19	\$497,570	\$171.93	TOLL LAND VI LMTD PARTNER	22012	5270	RAGHAVAN SRINIVASA
Dutchess	6457-01-151784-0000	74	VAN BUREN WAY	EAST FISHKILL NY	3466	2012	135601 - WAPPINGERS	COLONIAL	0.28	2012-09-27	\$623,896	\$180.00	TOLL LAND VI LMTD PARTNER	22012	5275	LI JUNJUN
Dutchess	6457-01-172904-0000	10	TILDEN PL	EAST FISHKILL NY	2831	2012	135601 - WAPPINGERS	COLONIAL	0.31	2012-10-18	\$562,902	\$198.84	TOLL LAND VI LMTD PARTNER	22012	4972	FULTON JOSEPH
Dutchess	6457-01-183852-0000	5	SEWARD RD	EAST FISHKILL NY	3005	2012	135601 - WAPPINGERS	COLONIAL	0.27	2012-10-24	\$568,169	\$189.07	TOLL LAND VI LMTD PARTNER	22012	5180	KRAMER JAMES
Dutchess	6457-01-163906-0000	6	TILDEN PL	EAST FISHKILL NY	3087	2012	135601 - WAPPINGERS	COLONIAL	0.30	2012-11-30	\$574,780	\$186.19	TOLL LAND VI LMTD PARTNER	22012	5753	LIBASSI ANTHONY
Dutchess	6458-03-382430-0000	44	CATIES WAY	EAST FISHKILL NY	2776	2012	135601 - WAPPINGERS	COLONIAL	1.09	2012-12-07	\$525,000	\$189.12	MID-HUDSON DEVELOPMENT	22013	21	WALDORF JON
Dutchess	6458-03-294027-0000	44	SHEPARDS WAY	EAST FISHKILL NY	2721	2011	135601 - WAPPINGERS	COLONIAL	1.55	2012-12-24	\$471,000	\$173.10	ASHLEY HOMES LLC	22013	949	STUART NEIL
# SALES	33		AVERAGE		3082	2011			0.77		\$532,067	\$172.62	TIME ADJ. PRICE	3%	2.25	\$184.54
			MEDIAN		3078	2011			0.28		\$565,966	\$183.87	TIME ADJ. PRICE	3%	2.25	\$196.56
													PER YR.	# YR.		

Dutchess	6457-01-196813-0000	26	TILDEN PL	EAST FISHKILL NY	2812	2013	135601 - WAPPINGERS	COLONIAL	0.27	2013-09-10	\$525,736	\$186.96	TOLL LAND VI LMTD PARTNER	22013	4897	HASANAJ NEXHDET
Dutchess	6457-01-192836-0000	6	SEWARD RD	EAST FISHKILL NY	2511	2013	135601 - WAPPINGERS	COLONIAL	0.27	2013-10-03	\$483,473	\$192.54	TOLL LAND VI LMTD PARTNER	22013	6998	CHOI SAMUEL
Dutchess	6458-01-164584-0000	112	FENTON WAY	EAST FISHKILL NY	3057	2013	135601 - WAPPINGERS	COLONIAL	0.26	2013-10-17	\$546,411	\$178.74	TOLL LAND VI LMTD PARTNER	22013	7099	MANCINI MICHAEL
Dutchess	6457-01-221815-0000	2	PATRICIA CT	EAST FISHKILL NY	2080	1987	135601 - WAPPINGERS	COLONIAL	1.54	2013-11-15	\$355,000	\$170.67	ALBA JESSE	22014	375	MARINO JOSEPH
Dutchess	6059-12-955606-0000	16	GLENN'S WAY	EAST FISHKILL NY	2698	2014	135601 - WAPPINGERS	COLONIAL	2.56	2013-11-21	\$140,000	\$51.89	WILRO CONSTRUCTION INC	22013	6255	MID-HUDSON DEVELOPMENT CO
Dutchess	6358-04-984422-0000	67	VAN BUREN WAY	EAST FISHKILL NY	3041	2013	135601 - WAPPINGERS	COLONIAL	0.26	2014-01-09	\$613,682	\$201.80	TOLL LAND VI LMTD PARTNER	22014	1099	SALAMONE GERARD
Dutchess	6458-03-332377-0000	2	TILDEN PL	EAST FISHKILL NY	2058	2013	135601 - WAPPINGERS	COLONIAL	0.30	2014-01-23	\$227,967	\$110.77	TOLL LAND VI LMTD PARTNER	22014	1240	AMORIM MARIA
Dutchess	6059-12-985547-0000	10	SEWARD RD	EAST FISHKILL NY	3172	2013	135601 - WAPPINGERS	COLONIAL	0.28	2014-02-18	\$562,507	\$177.34	TOLL LAND VI LMTD PARTNER	22014	1538	EICKHOFF FELIX
Dutchess	6458-04-800148-0000	47	BRANDY LN	EAST FISHKILL NY	1911	1974	135601 - WAPPINGERS	COLONIAL	1.00	2014-03-04	\$337,500	\$176.61	KELLY RONALD	22014	1754	INOUE KOJI
Dutchess	6457-01-140808-0000	40	SHEPARD'S WAY	EAST FISHKILL NY	2945	2014	135601 - WAPPINGERS	COLONIAL	1.66	2014-05-14	\$127,500	\$43.29	MORGAN HOMES INC	22014	3018	COLONEL CRISTIE
Dutchess	6457-01-155905-0000	57	TILDEN PL	EAST FISHKILL NY	2933	2013	135601 - WAPPINGERS	COLONIAL	0.32	2014-05-16	\$588,771	\$200.74	TOLL LAND VI LMTD PARTNER	22014	3321	GONZALEZ DANIEL
Dutchess	6457-01-199840-0000	18	BLUE JAY BLVD	EAST FISHKILL NY	2402	1989	135601 - WAPPINGERS	COLONIAL	1.37	2014-05-20	\$386,000	\$160.70	MAIOLO DOMINIC	22014	5240	HILL TIMOTHY
Dutchess	6458-01-272764-0000	41	HOFFMAN RD	EAST FISHKILL NY	2118	2013	135601 - WAPPINGERS	COLONIAL	0.28	2014-05-23	\$256,642	\$121.17	TOLL LAND VI LMTD PARTNER	22014	3318	LI XINLONG
Dutchess	6358-04-865162-0000	40	CATIES WAY	EAST FISHKILL NY	3789	2013	135601 - WAPPINGERS	COLONIAL	4.42	2014-07-11	\$615,000	\$162.31	MID HUDSON DEVELOPMENT	22014	4898	MANDLER CHRISTOPHER
Dutchess	6458-03-291012-0000	22	MOCKINGBIRD CT	EAST FISHKILL NY	2472	1992	135601 - WAPPINGERS	COLONIAL	2.54	2014-07-16	\$377,000	\$152.51	DEFONZO WAYNE	22014	4502	FREDERICK JEREMY
Dutchess	6457-01-232845-0000	34	TILDEN PL	EAST FISHKILL NY	2426	2013	135601 - WAPPINGERS	COLONIAL	0.30	2014-07-17	\$522,437	\$215.35	TOLL LAND VI LMTD PARTNER	22014	5064	DE ASIS CORAZON
Dutchess	6458-03-407262-0000	20	HARMONY LN	EAST FISHKILL NY	2256	1997	135601 - WAPPINGERS	COLONIAL	1.00	2014-08-01	\$378,000	\$167.55	FICARA EDWIN	22014	4578	MARQUES MICHAEL DIAS
Dutchess	6457-01-208780-0000	98	CATIES WAY	EAST FISHKILL NY	3965	2015	135601 - WAPPINGERS	COLONIAL	1.21	2014-08-18	\$172,500	\$43.51	RYAN FRANCIS	22014	5571	SANTORO JAMES
Dutchess	6358-04-805304-0000	9	TILDEN PL	EAST FISHKILL NY	2204	2014	135601 - WAPPINGERS	COLONIAL	0.28	2014-09-26	\$256,642	\$116.44	TOLL LAND VI LMTD PARTNER	22014	6310	SPEHALSKI STEVEN
Dutchess	6457-01-182890-0000	11	LEWIS RD	EAST FISHKILL NY	3705	2014	135601 - WAPPINGERS	COLONIAL	0.29	2014-10-29	\$657,358	\$177.42	TOLL LAND VI LMTD PARTNER	22014	6956	PATEL NIRAV
Dutchess	6458-03-396463-0000	108	FENTON WAY	EAST FISHKILL NY	3123	2014	135601 - WAPPINGERS	COLONIAL	0.28	2014-11-20	\$574,181	\$183.86	TOLL LAND VI LP	22014	8040	PAULASKY PAULA E
Dutchess	6458-03-358260-0000	84	FENTON WAY	EAST FISHKILL NY												

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY (130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; WAPPINGERS SCHOOL DISTRICT; OLD STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6457-01-284805-0000	517	ROUTE 376	EAST FISHKILL NY	996	1900	135601 - WAPPINGERS	OLD STYLE	0.17	2012-06-05	\$175,000	\$175.70	DEER RUN HOLDING LLC	22012	2538	RIVERA EFRAIN
Dutchess	6457-01-259838-0000	533	ROUTE 376	EAST FISHKILL NY	1488	1920	135601 - WAPPINGERS	OLD STYLE	0.17	2012-06-18	\$163,000	\$109.54	HUNT MAUREEN	22012	3019	MALLEN BURTON
Dutchess	6458-04-840470-0000	107	CREAMERY RD	EAST FISHKILL NY	2042	1920	135601 - WAPPINGERS	OLD STYLE	2.40	2012-11-13	\$275,500	\$134.92	MADDEN JAMES	22012	5600	VELEZ JULIO
# SALES	3		AVERAGE		1509	1913			0.91		\$204,500	\$135.55	TIME ADJ. PRICE	3%	2.25	\$144.91
			MEDIAN		1488	1920			0.17		\$175,000	\$117.61	TIME ADJ. PRICE	3%	2.25	\$125.73
														PER YR.	# YR.	
Dutchess	6457-01-198794-0000	80	HILLSIDE LAKE RD	EAST FISHKILL NY	1336	1932	135601 - WAPPINGERS	OLD STYLE	3.95	2013-10-07	\$270,000	\$202.10	BLACK MARY	22013	7001	SOLOTAROFF CHRISTOPHER
Dutchess	6458-04-693351-0000	541	ROUTE 376	EAST FISHKILL NY	1152	1920	135601 - WAPPINGERS	OLD STYLE	0.11	2015-07-08	\$170,000	\$147.57	TRIMARCHI JOHN VINCENT	22015	4221	RABE STACEY M
# SALES	2		AVERAGE		1244	1926			2.03		\$220,000	\$176.85				
			MEDIAN		1244	1926			2.03		\$220,000	\$176.85				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									22.04%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									40.66%				

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY (130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; WAPPINGERS SCHOOL DISTRICT; RAISED RANCH STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6358-04-814190-0000	55	WRIGHT BLVD	EAST FISHKILL NY	2682	1972	135601 - WAPPINGERS	RAISED RANCH	0.75	2011-01-04	\$340,000	\$126.77	OSHEA GERARD	22011	498	TOUW DANIEL
Dutchess	6458-04-579180-0000	1	CAVELO RD	EAST FISHKILL NY	2288	1971	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-03-11	\$295,000	\$128.93	DI BERNARDO ROBERT	22011	1502	FRUSCIANTE RICHARD
Dutchess	6358-04-958110-0000	59	SECOR LN	EAST FISHKILL NY	1411	1998	135601 - WAPPINGERS	RAISED RANCH	1.81	2011-05-05	\$335,000	\$237.42	FULTON JOHN	22011	2190	NASCIMENTO MARIA
Dutchess	6458-01-069551-0000	116	BRANDY LN	EAST FISHKILL NY	1999	1976	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-08-31	\$288,000	\$144.07	NECAISE BARBARA	22011	4070	DARCY RICHARD
Dutchess	6458-01-433529-0000	26	CLOVE BRANCH RD	EAST FISHKILL NY	1770	1970	135601 - WAPPINGERS	RAISED RANCH	1.00	2011-11-15	\$220,000	\$124.29	ZIDEK DARRELL	22011	5504	SMILKSTEIN MICHAEL
Dutchess	6458-01-211750-0000	73	BRANDY LN	EAST FISHKILL NY	2012	1974	135601 - WAPPINGERS	RAISED RANCH	1.50	2012-01-13	\$312,500	\$155.32	BELLO FRANK	22012	389	YABLANSKY ROBERT
Dutchess	6458-04-653407-0000	21	HAMILTON RD	EAST FISHKILL NY	1290	1988	135601 - WAPPINGERS	RAISED RANCH	1.10	2012-04-30	\$265,000	\$205.43	SHERWOOD RONALD	22012	2029	HOWLETT CHRISTOPHER
Dutchess	6358-04-926265-0000	26	WRIGHT BLVD	EAST FISHKILL NY	1488	1979	135601 - WAPPINGERS	RAISED RANCH	0.95	2012-09-07	\$250,000	\$168.01	GIORNO FRANK	22012	4231	POKORA AGNIESZKA
Dutchess	6458-04-535009-0000	21	OLD FARM RD	EAST FISHKILL NY	2408	2013	135601 - WAPPINGERS	RAISED RANCH	1.45	2012-11-06	\$61,000	\$25.33	VJM PROPERTIES INC	22012	5224	LEGGE BRIAN
# SALES	9		AVERAGE		1928	1982			1.17		\$262,944	\$136.41	TIME ADJ. PRICE	3%	2.25	\$145.83
			MEDIAN		1999	1976			1.00		\$288,000	\$144.07	TIME ADJ. PRICE	3%	2.25	\$154.02
													PER YR.	# YR.		
Dutchess	6457-01-149809-0000	23	MOCKINGBIRD LN	POUGHKEEPSIE NY	1696	1964	135601 - WAPPINGERS	RAISED RANCH	0.39	2013-11-07	\$187,500	\$110.55	DAVIS SIDNEY	22014	369	ADJEI KOFI
Dutchess	6458-03-497434-0000	1	MOCKINGBIRD LN	POUGHKEEPSIE NY	1612	1964	135601 - WAPPINGERS	RAISED RANCH	0.38	2013-12-09	\$210,000	\$130.27	BURKE BRIAN	22014	947	STABLER KENNETH
Dutchess	6458-03-298396-0000	47	WRIGHT BLVD	EAST FISHKILL NY	1893	1985	135601 - WAPPINGERS	RAISED RANCH	0.74	2014-04-22	\$227,000	\$119.92	RISING STAR REALTY LLC	22014	2848	MROZIK CHRISTY
Dutchess	6457-01-214796-0000	37	MILLER DR	EAST FISHKILL NY	1696	1970	135601 - WAPPINGERS	RAISED RANCH	0.62	2014-06-23	\$265,000	\$156.25	VECCHIO LOUIS	22014	4702	BRENNAN BRIAN WILLIAM
Dutchess	6458-03-289345-0000	1	BRANDY LN	EAST FISHKILL NY	2184	1992	135601 - WAPPINGERS	RAISED RANCH	1.39	2014-07-29	\$296,800	\$135.90	LUKSIS JAMES	22014	5331	PINNOCK CAMIEL
Dutchess	6458-01-480658-0000	21	MOCKINGBIRD LN	POUGHKEEPSIE NY	1936	1962	135601 - WAPPINGERS	RAISED RANCH	1.10	2015-08-10	\$252,000	\$130.17	ASPEN TREE LLC	22015	4995	ROCHE MAURICE
# SALES	6		AVERAGE		1836	1973			0.77		\$239,717	\$130.55				
			MEDIAN		1795	1967			0.68		\$239,500	\$133.46				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									-10.48%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-13.35%				

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY (130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; WAPPINGERS SCHOOL DISTRICT; RANCH STYLE HOUSES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Dutchess	6458-03-486427-0000	3	MONACO DR	EAST FISHKILL NY	1588	1969	135601 - WAPPINGERS	RANCH	1.00	2011-08-04	\$273,000	\$171.91	WHITNEY JOHN	22011	3705	LUOWIN JONATHAN
Dutchess	6458-04-601162-0000	1	HENRY DR	EAST FISHKILL NY	1062	1965	135601 - WAPPINGERS	RANCH	0.49	2011-08-25	\$180,000	\$169.49	HACK ROBERT	22011	4328	CARLSON JAMES
Dutchess	6458-01-462558-0000	4	FENWICK DR	EAST FISHKILL NY	1618	1969	135601 - WAPPINGERS	RANCH	1.00	2011-11-01	\$265,000	\$163.78	SZYMIALIS JOSEPH	22011	5404	DIRUSSO JOHN
Dutchess	6457-01-221796-0000	85	FENTON WAY	EAST FISHKILL NY	2104	2011	135601 - WAPPINGERS	RANCH	0.26	2012-02-29	\$509,506	\$242.16	TOLL LAND VI LMTD PARTNE	22012	1067	MILLER STANLEY
Dutchess	6458-01-279520-0000	5	FAIRFIELD LN	EAST FISHKILL NY	1388	1970	135601 - WAPPINGERS	RANCH	1.10	2012-10-16	\$285,000	\$205.33	SALMON GREGORY	22012	4988	SHERMAN KEVIN JOHN
# SALES	5		AVERAGE		1552	1977			0.77		\$302,501	\$194.91	TIME ADJ. PRICE	3%	2.25	\$208.36
			MEDIAN		1588	1969			1.00		\$273,000	\$171.91	TIME ADJ. PRICE	3%	2.25	\$183.78
														PER YR.	# YR.	
Dutchess	6458-01-462558-0000	124	FENTON WAY	EAST FISHKILL NY	2238	2013	135601 - WAPPINGERS	RANCH	0.26	2013-09-26	\$591,344	\$264.23	TOLL LAND VI LMTD PARTNE	22013	6443	CARPENTER JOEL
Dutchess	6457-01-243859-0000	152	CLOVE BRANCH RD	EAST FISHKILL NY	1548	1957	135601 - WAPPINGERS	RANCH	1.00	2014-01-07	\$200,000	\$129.20	DITERLIZZI JAMES	22014	1143	GARCIA DAMIAN
Dutchess	6358-04-816343-0000	18	TILDEN PL	EAST FISHKILL NY	2351	2013	135601 - WAPPINGERS	RANCH	0.27	2014-06-27	\$481,920	\$204.99	TOLL LAND VI LMTD PARTNE	22014	4780	SAMMUT ROSEMARY
Dutchess	6457-01-124805-0000	261	CREAMERY RD	EAST FISHKILL NY	1813	1965	135601 - WAPPINGERS	RANCH	1.03	2014-09-23	\$270,000	\$148.92	FALKOWSKI STEPHEN	22014	5939	LEWINSON NORMA
Dutchess	6059-12-942612-0000	26	HAMILTON DR	EAST FISHKILL NY	949	1950	135601 - WAPPINGERS	RANCH	0.84	2015-01-07	\$180,000	\$189.67	NAPPI ANTHONY M	22015	372	HOTCHKISS PHILIP W L
Dutchess	6457-01-223861-0000	5	MONACO DR	EAST FISHKILL NY	1816	1969	135601 - WAPPINGERS	RANCH	1.10	2015-02-03	\$315,000	\$173.46	EISENHauer ROBERT	22015	1076	SOUSA JOSE
Dutchess	6458-03-428443-0000	4	FENWICK DR	EAST FISHKILL NY	1618	1969	135601 - WAPPINGERS	RANCH	1.00	2015-05-27	\$289,900	\$179.17	DIRUSSO JOHN P	22015	3797	MURPHY BRIAN T
# SALES	7		AVERAGE		1762	1977			0.79		\$332,595	\$188.78				
			MEDIAN		1813	1969			1.00		\$289,900	\$159.90				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									-9.40%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-12.99%				

# CNY Pomeroy Appraisers, Inc.

## 17-19 ORR AVENUE:

17-19 ORR AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY (135-FOOT MONOPOLE; CONSTR. DATE 1/15/2016)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	95-1-43.1	14	LAKEVIEW DR	NEWBURGH NY	2074	1962	331100 - NEWBURGH	RAISED RANCH	0.37	2014-05-16	\$220,000	\$106.08	FERN LOUISE M. NELBACH	13764	866	O'GARRO MARCUS
Orange	95-1-35	10	HILL ST	NEWBURGH NY	960	1955	331100 - NEWBURGH	RANCH	0.41	2014-09-16	\$168,920	\$175.96	COOK KEVIN	13797	871	CULLY ELLEN
Orange	98-1-11	42	OLD LITTLE BRITAIN RD	NEWBURGH NY	1044	1945	331100 - NEWBURGH	CAPE COD	0.24	2014-10-31	\$130,000	\$124.52	FINNERTY MICHAEL	13812	374	MARTIN JOHN D
Orange	98-1-14.25	11	HERMAN AVE	NEWBURGH NY	1040	1956	331100 - NEWBURGH	RANCH	0.22	2014-12-18	\$158,500	\$152.40	SALOMON DORON A	13840	115	SANCHEZ JR. ROBERTO
Orange	98-1-14.31	13	BRUCE ST	NEWBURGH NY	960	1953	331100 - NEWBURGH	RANCH	0.23	2014-12-19	\$145,000	\$151.04	MADER CO-ADMINISTRAT	13832	571	BURKHUSE CHRISTINE
Orange	98-6-6	7	HOB ST	NEWBURGH NY	1184	1956	331100 - NEWBURGH	RANCH	0.49	2014-12-19	\$115,000	\$97.13	RICCIO VINCENT	13832	1031	MATHEWS MANNING JAY
Orange	98-2-7	8	CLARKVIEW RD	NEW WINDSOR NY	1400	1955	331100 - NEWBURGH	SPLIT LEVEL	0.69	2015-02-20	\$185,000	\$132.14	CSUBAK REGINA	13856	1563	MCGUIRE JOHN T
Orange	98-6-9	130	OLD LITTLE BRITAIN RD	NEWBURGH NY	720	1947	331100 - NEWBURGH	COTTAGE	1.80	2015-06-09	\$159,600	\$221.67	SCOTT JR. STANCIL	14062	1263	REVOCABLE TRUST STANCIL A. SCOTT JR
Orange	98-7-18	9	HERMAN AVE	NEWBURGH NY	1360	1956	331100 - NEWBURGH	RANCH	0.35	2015-06-29	\$170,000	\$125.00	THOMAS JANICE C. EXECU	13916	785	CUELLAR NORMA
Orange	98-8-10	16	HERMAN AVE	NEWBURGH NY	924	1957	331100 - NEWBURGH	RANCH	0.46	2015-08-31	\$158,000	\$171.00	NATIONAL TRANSFER SERV	13941	1906	ROSCINO SR. JOHN N
Orange	98-7-9	61	DALFONSO RD	NEWBURGH NY	1315	1950	331100 - NEWBURGH	CAPE COD	0.26	2015-08-31	\$115,000	\$87.45	BARTO TRUSTEE KENNETH	13943	1252	MURRAY NICOLE
Orange	98-8-9	35	CLARKVIEW RD	NEW WINDSOR NY	1550	1957	331100 - NEWBURGH	SPLIT LEVEL	0.23	2015-10-19	\$137,500	\$88.71	PORATH VERA	13976	1753	YEGARIAN KIRK
Orange	98-8-10	59	WILLIAMS AVE	NEWBURGH NY	1908	1988	331100 - NEWBURGH	RAISED RANCH	0.53	2015-11-03	\$245,000	\$128.41	CURRY THEODORE	13965	1644	DAY JAMES T II
Orange	98-7-9	42	OLD LITTLE BRITAIN RD	NEWBURGH NY	1044	1945	331100 - NEWBURGH	CAPE COD	0.24	2015-12-04	\$150,000	\$143.68	MARTIN JOHN	13996	1056	MARCIAL LAUREN
Orange	99-2-32.1	21	HILL ST	NEWBURGH NY	1128	1956	331100 - NEWBURGH	RANCH	0.51	2015-12-09	\$195,000	\$172.87	TURNER GEORGE D JR	13982	1041	MAHER MELISSA
# SALES	16		AVERAGE		1241	1956			0.47		\$163,501	\$131.78	TIME ADJ. PRICE	3%	2	\$137.43
			MEDIAN		1128	1956			0.37		\$158,500	\$140.51	TIME ADJ. PRICE	3%	2	\$146.54
														PER YR.	# YR.	
Orange	101-3-20	33	WILLIAMS AVE	NEWBURGH NY	1622	1984	331100 - NEWBURGH	RAISED RANCH	0.52	2016-03-15	\$215,000	\$132.55	SIFONTE WILLIAM	14026	1922	ELSAVED TAMER
Orange	101-2-2	13	HERMAN AVE	NEWBURGH NY	1200	1965	331100 - NEWBURGH	RANCH	0.22	2016-06-07	\$190,000	\$158.33	ESTATE OF JANET BARANS	14083	338	CUELLAR LEONARD
Orange	100-4-1	4	DEWEY DR	NEWBURGH NY	1964	2010	331100 - NEWBURGH	RAISED RANCH	0.45	2016-06-07	\$261,040	\$132.91	HOUSES OF LABOR INC	14068	1476	DIROSA KAJSA
Orange	100-5-17	11	LAKEVIEW DR	NEWBURGH NY	1864	1962	331100 - NEWBURGH	RANCH	0.42	2016-08-16	\$210,000	\$112.66	CARREAU NELLIE	14095	1108	WIDMAN JENNIFER
Orange	100-5-18	2	HOB ST	NEWBURGH NY	1129	1953	331100 - NEWBURGH	RANCH	0.22	2016-10-04	\$146,500	\$129.76	HARRIS REVOC. LIVING TRU	14155	919	PELLERIN NICHOLAS
Orange	100-5-25	9	HOB ST	NEWBURGH NY	2185	1956	331100 - NEWBURGH	RANCH	0.49	2016-10-18	\$210,000	\$96.11	CINTRON EDWIN A	14127	933	BELLAMY STEVEN
Orange	100-5-25	713	LITTLE BRITAIN RD	NEW WINDSOR NY	1071	1936	331100 - NEWBURGH	CAPE COD	0.46	2016-10-21	\$175,000	\$163.40	ADAMS SAMUEL G.W	14133	1178	D'AGOSTINO MICHAEL
Orange	100-5-15	9	LEONARD AVE	NEWBURGH NY	1428	1956	331100 - NEWBURGH	RANCH	0.38	2016-11-01	\$158,200	\$110.78	PULLAR PAUL	14135	729	MCGUINNESS MARY
Orange	100-5-23.2	6	HILL ST	NEWBURGH NY	768	1956	331100 - NEWBURGH	RANCH	0.26	2016-11-15	\$108,000	\$140.63	COCOZZA ANTHONY	14190	727	NOVAK PATRICIA
Orange	100-5-33	6	DEWEY DR	NEWBURGH NY	1321	2016	331100 - NEWBURGH	RAISED RANCH	0.53	2016-11-30	\$299,900	\$227.02	HOUSES OF LABOR INC	14167	1742	LONGO MICHAEL
Orange	101-7-14	7	BRUCE ST	NEWBURGH NY	1216	1953	331100 - NEWBURGH	RANCH	0.23	2016-12-13	\$165,000	\$135.69	ROSENCRAVS GAIL	14165	456	GREEN DARCEL
Orange	100-5-50.1	22	RIDGEVIEW DR	NEWBURGH NY	1225	2016	331100 - NEWBURGH	RAISED RANCH	0.53	2017-03-10	\$296,400	\$241.96	HOMESTEAD BUILDING CO	14201	624	BANDA JUAN
Orange	101-6-22	23	CLARKVIEW RD	NEW WINDSOR NY	1520	1955	331100 - NEWBURGH	SPLIT LEVEL	0.29	2017-05-22	\$221,100	\$145.46	QUILL PATRICIA	14235	1728	GREEN KEITH
Orange	97-2-21	3	RIDGEVIEW DR	NEWBURGH NY	1384	1974	331100 - NEWBURGH	RANCH	0.36	2017-07-18	\$180,500	\$130.42	MACDONALD GAIL	14323	1818	MANGIERI VERONICA
Orange	101-6-22	7	DEWEY DR	NEWBURGH NY	2430	2017	331100 - NEWBURGH	COLONIAL	1.30	2017-07-28	\$345,000	\$141.98	SANDCASTLE HOMES INC	14269	59	DELGADO SAUL
Orange	97-3-11.4	32	DALFONSO RD	NEWBURGH NY	1120	1950	331100 - NEWBURGH	RANCH	0.37	2017-09-08	\$175,000	\$156.25	HIERONYMI MICHELLE	14288	1900	SECRETO FRANK
Orange	101-3-12	48	LAKEVIEW DR	NEWBURGH NY	1708	1965	331100 - NEWBURGH	RAISED RANCH	0.31	2017-09-11	\$182,000	\$106.56	BERRY JANET I	14299	72	BUNTEN ERIC
Orange	101-6-37	12	HERMAN AVE	NEWBURGH NY	2156	1973	331100 - NEWBURGH	RAISED RANCH	0.34	2017-10-30	\$279,900	\$129.82	LICATA (F K A BENTON) RO	14314	1	MAXCY CHRISTOPHER
# SALES	18		AVERAGE		1517	1972			0.43		\$212,141	\$139.82				
			MEDIAN		1406	1964			0.38		\$200,000	\$142.25				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									1.74%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-2.93%				

# CNY Pomeroy Appraisers, Inc.

17-19 ORR AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY (135-FOOT MONOPOLE; CONSTR. DATE 1/15/2016)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; CAPE COD STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	98-1-11	42	OLD LITTLE BRITAIN RD	NEWBURGH NY	1044	1945	331100 - NEWBURGH	CAPE COD	0.24	2014-10-31	\$130,000	\$124.52	FINNERTY MICHAEL	13812	374	MARTIN JOHN D
Orange	98-7-9	61	DALFONSO RD	NEWBURGH NY	1315	1950	331100 - NEWBURGH	CAPE COD	0.26	2015-08-31	\$115,000	\$87.45	BARTO TRUSTEE KENNETH	13943	1252	MURRAY NICOLE
Orange	98-7-9	42	OLD LITTLE BRITAIN RD	NEWBURGH NY	1044	1945	331100 - NEWBURGH	CAPE COD	0.24	2015-12-04	\$150,000	\$143.68	MARTIN JOHN	13996	1056	MARCIAL LAUREN
# SALES	3		AVERAGE		1134	1947			0.25		\$131,667	\$116.07	TIME ADJ. PRICE	3%	2	\$123.14
			MEDIAN		1044	1945			0.24		\$130,000	\$124.52	TIME ADJ. PRICE	3%	2	\$132.10
														PER YR.	# YR.	
Orange	100-5-25	713	LITTLE BRITAIN RD	NEW WINDSOR NY	1071	1936	331100 - NEWBURGH	CAPE COD	0.46	2016-10-21	\$175,000	\$163.40	ADAMS SAMUEL G.W	14133	1178	D'AGOSTINO MICHAEL
# SALES	1		AVERAGE		1071	1936			0.46		\$175,000	\$163.40				
			MEDIAN		1071	1936			0.46		\$175,000	\$163.40				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									32.69%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									23.69%				

# CNY Pomeroy Appraisers, Inc.

17-19 ORR AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY (135-FOOT MONOPOLE; CONSTR. DATE 1/15/2016)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; RAISED RANCH STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	95-1-43.1	14	LAKEVIEW DR	NEWBURGH NY	2074	1962	331100 - NEWBURGH	RAISED RANCH	0.37	2014-05-16	\$220,000	\$106.08	FERN LOUISE M. NELBACH ELIZA	13764	866	O'GARRO MARCUS
Orange	98-8-10	59	WILLIAMS AVE	NEWBURGH NY	1908	1988	331100 - NEWBURGH	RAISED RANCH	0.53	2015-11-03	\$245,000	\$128.41	CURRY THEODORE	13965	1644	DAY JAMES T II
# SALES	2		AVERAGE		1991	1975			0.45		\$232,500	\$116.78	TIME ADJ. PRICE	3%	2	\$123.89
			MEDIAN		1991	1975			0.45		\$232,500	\$116.78	TIME ADJ. PRICE	3%	2	\$123.89
														PER YR.	# YR.	
Orange	101-3-20	33	WILLIAMS AVE	NEWBURGH NY	1622	1984	331100 - NEWBURGH	RAISED RANCH	0.52	2016-03-15	\$215,000	\$132.55	SIFONTE WILLIAM	14026	1922	ELSAYED TAMER
Orange	100-4-1	4	DEWEY DR	NEWBURGH NY	1964	2010	331100 - NEWBURGH	RAISED RANCH	0.45	2016-06-07	\$261,040	\$132.91	HOUSES OF LABOR INC	14068	1476	DIROSA KAJSKA
Orange	100-5-33	6	DEWEY DR	NEWBURGH NY	1321	2016	331100 - NEWBURGH	RAISED RANCH	0.53	2016-11-30	\$299,900	\$227.02	HOUSES OF LABOR INC	14167	1742	LONGO MICHAEL
Orange	100-5-50.1	22	RIDGEVIEW DR	NEWBURGH NY	1225	2016	331100 - NEWBURGH	RAISED RANCH	0.53	2017-03-10	\$296,400	\$241.96	HOMESTEAD BUILDING CORP	14201	624	BANDA JUAN
Orange	101-3-12	48	LAKEVIEW DR	NEWBURGH NY	1708	1965	331100 - NEWBURGH	RAISED RANCH	0.31	2017-09-11	\$182,000	\$106.56	BERRY JANET I	14299	72	BUNTEN ERIC
Orange	101-6-37	12	HERMAN AVE	NEWBURGH NY	2156	1973	331100 - NEWBURGH	RAISED RANCH	0.34	2017-10-30	\$279,900	\$129.82	LICATA (F K A BENTON) RONNIE	14314	1	MAXCY CHRISTOPHER
# SALES	6		AVERAGE		1666	1994			0.45		\$255,707	\$153.49				
			MEDIAN		1665	1997			0.49		\$270,470	\$162.44				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									23.89%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									31.12%				

# CNY Pomeroy Appraisers, Inc.

17-19 ORR AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY (135-FOOT MONOPOLE; CONSTR. DATE 1/15/2016)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; RANCH STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	95-1-35	10	HILL ST	NEWBURGH NY	960	1955	331100 - NEWBURGH	RANCH	0.41	2014-09-16	\$168,920	\$175.96	COOK KEVIN	13797	871	CULLY ELLEN
Orange	98-1-14.25	11	HERMAN AVE	NEWBURGH NY	1040	1956	331100 - NEWBURGH	RANCH	0.22	2014-12-18	\$158,500	\$152.40	SALOMON DORON A	13840	115	SANCHEZ JR. ROBERTO
Orange	98-1-14.31	13	BRUCE ST	NEWBURGH NY	960	1953	331100 - NEWBURGH	RANCH	0.23	2014-12-19	\$145,000	\$151.04	MADER CO-ADMINISTRATOR JEANNE E	13832	571	BURKHOUSE CHRISTINE
Orange	98-6-6	7	HOB ST	NEWBURGH NY	1184	1956	331100 - NEWBURGH	RANCH	0.49	2014-12-19	\$115,000	\$97.13	RICCIO VINCENT	13832	1031	MATHEWS MANNING JAY
Orange	98-7-18	9	HERMAN AVE	NEWBURGH NY	1360	1956	331100 - NEWBURGH	RANCH	0.35	2015-06-29	\$170,000	\$125.00	THOMAS JANICE C. EXECUTRIX	13916	785	CUELLAR NORMA
Orange	98-8-10	16	HERMAN AVE	NEWBURGH NY	924	1957	331100 - NEWBURGH	RANCH	0.46	2015-08-31	\$158,000	\$171.00	NATIONAL TRANSFER SERVICES LLC	13941	1906	ROSCINO SR. JOHN N
Orange	99-2-32.1	21	HILL ST	NEWBURGH NY	1128	1956	331100 - NEWBURGH	RANCH	0.51	2015-12-09	\$195,000	\$172.87	TURNER GEORGE D JR	13982	1041	MAHER MELISSA
# SALES	7		AVERAGE		1079	1956			0.38		\$158,631	\$146.96	TIME ADJ. PRICE	3%	2	\$155.91
			MEDIAN		1040	1956			0.41		\$158,500	\$152.40	TIME ADJ. PRICE	3%	2	\$161.68
														PER YR.	# YR.	
Orange	101-2-2	13	HERMAN AVE	NEWBURGH NY	1200	1965	331100 - NEWBURGH	RANCH	0.22	2016-06-07	\$190,000	\$158.33	ESTATE OF JANET BARANSKI	14083	338	CUELLAR LEONARD
Orange	100-5-17	11	LAKEVIEW DR	NEWBURGH NY	1864	1962	331100 - NEWBURGH	RANCH	0.42	2016-08-16	\$210,000	\$112.66	CARREAU NELLIE	14095	1108	WIDMAN JENNIFER
Orange	100-5-18	2	HOB ST	NEWBURGH NY	1129	1953	331100 - NEWBURGH	RANCH	0.22	2016-10-04	\$146,500	\$129.76	HARRIS REVOC. LIVING TRUST LORRA	14155	919	PELLERIN NICHOLAS
Orange	100-5-25	9	HOB ST	NEWBURGH NY	2185	1956	331100 - NEWBURGH	RANCH	0.49	2016-10-18	\$210,000	\$96.11	CINTRON EDWIN A	14127	933	BELLAMY STEVEN
Orange	100-5-15	9	LEONARD AVE	NEWBURGH NY	1428	1956	331100 - NEWBURGH	RANCH	0.38	2016-11-01	\$158,200	\$110.78	PULLAR PAUL	14135	729	MCGUINNESS MARY
Orange	100-5-23.2	6	HILL ST	NEWBURGH NY	768	1956	331100 - NEWBURGH	RANCH	0.26	2016-11-15	\$108,000	\$140.63	COCOZZA ANTHONY	14190	727	NOVAK PATRICIA
Orange	101-7-14	7	BRUCE ST	NEWBURGH NY	1216	1953	331100 - NEWBURGH	RANCH	0.23	2016-12-13	\$165,000	\$135.69	ROSENCRANS GAIL	14165	456	GREEN DARCEL
Orange	97-2-21	3	RIDGEVIEW DR	NEWBURGH NY	1384	1974	331100 - NEWBURGH	RANCH	0.36	2017-07-18	\$180,500	\$130.42	MACDONALD GAIL	14323	1810	MANGIERI VERONICA
Orange	97-3-11.4	32	DALFONSO RD	NEWBURGH NY	1120	1950	331100 - NEWBURGH	RANCH	0.37	2017-09-08	\$175,000	\$156.25	HIERONYMI MICHELLE	14288	1900	SECRETO FRANK
# SALES	9		AVERAGE		1366	1958			0.33		\$171,467	\$125.52				
			MEDIAN		1216	1956			0.36		\$175,000	\$143.91				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									-19.49%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-10.99%				

# CNY Pomeroy Appraisers, Inc.

17-19 ORR AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY (135-FOOT MONOPOLE; CONSTR. DATE 1/15/2016)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; SPLIT LEVEL STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	98-2-7	8	CLARKVIEW RD	NEW WINDSOR NY	1400	1955	331100 - NEWBURGH	SPLIT LEVEL	0.69	2015-02-20	\$185,000	\$132.14	CSUBAK REGINA	13856	1563	MCGUIRE JOHN T
Orange	98-8-9	35	CLARKVIEW RD	NEW WINDSOR NY	1550	1957	331100 - NEWBURGH	SPLIT LEVEL	0.23	2015-10-19	\$137,500	\$88.71	PORATH VERA	13976	1753	YEGARIAN KIRK
# SALES	2		AVERAGE		1475	1956			0.46		\$161,250	\$109.32	TIME ADJ. PRICE	3%	2	\$115.98
			MEDIAN		1475	1956			0.46		\$161,250	\$109.32	TIME ADJ. PRICE	3%	2	\$115.98
														PER YR.	# YR.	
Orange	101-6-22	23	CLARKVIEW RD	NEW WINDSOR NY	1520	1955	331100 - NEWBURGH	SPLIT LEVEL	0.29	2017-05-22	\$221,100	\$145.46	QUILL PATRICIA	14235	1728	GREEN KEITH
# SALES	1		AVERAGE		1520	1955			0.29		\$221,100	\$145.46				
			MEDIAN		1520	1955			0.29		\$221,100	\$145.46				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									25.42%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									25.42%				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD:

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	37-3-45	502	GARDEN ST	NEWBURGH NY	1244	1950	331100 - NEWBURGH	SPLIT LEVEL	0.31	2016-04-19	\$189,900	\$152.65	GRECO CHRISTINA M	14041	1381	DECKER BRIAN R
Orange	16-1-25	128	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.53	2016-06-03	\$233,900	\$124.15	ALLEN MICHAEL	14060	700	RICCIARDI JOSEPH
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	2000	331100 - NEWBURGH	SPLIT LEVEL	0.86	2016-07-07	\$200,000	\$108.11	LORD CHRISTOPHER	14076	1297	CRAIG KENNETH
Orange	37-3-10	1236	UNION AVE	NEWBURGH NY	878	1947	331100 - NEWBURGH	CAPE COD	0.34	2016-07-25	\$170,000	\$193.62	GINDA JR. JOHN V	14083	1768	CRUZ OSCAR
Orange	17-1-67	318	ROUTE 32	NEWBURGH NY	3268	1950	331100 - NEWBURGH	CAPE COD	2.10	2016-08-16	\$315,000	\$96.39	GIZZARELLI MICHAEL D	14095	1928	LAZIER HOWARD JR
Orange	34-2-16.1	39	NEW RD	NEWBURGH NY	1619	1954	331100 - NEWBURGH	CAPE COD	0.72	2016-08-30	\$239,900	\$148.18	KELLY CHRISTIAN	14146	396	ROJAS ISABEL
Orange	34-3-26	269	PLANK RD	NEWBURGH NY	1397	1935	331100 - NEWBURGH	CAPE COD	0.28	2016-08-31	\$195,000	\$139.58	PRESTIGE REAL ESTATE OF THE HUDS	14103	1316	WILLIAMS CHRISTOPHER
Orange	17-2-21	109	FOSTERTOWN DR	NEWBURGH NY	1530	1945	331100 - NEWBURGH	CAPE COD	0.55	2016-09-06	\$227,000	\$148.37	ROLA BRANDON	14108	592	AMTHOR ARNOLD W
Orange	17-2-76.1	164	FOSTERTOWN DR	NEWBURGH NY	3130	1999	331100 - NEWBURGH	COLONIAL	1.00	2016-09-15	\$391,000	\$124.92	RYAN SEAN	14117	1905	IORLANO MATTHEW
Orange	34-2-9	71	NEW RD	NEWBURGH NY	1900	2016	331100 - NEWBURGH	RAISED RANCH	1.20	2016-09-23	\$290,000	\$152.63	SANDCASTLE HOMES INC	14120	1351	ROSENTHAL DOUGLAS M
Orange	17-2-90.2	254	FOSTERTOWN DR	NEWBURGH NY	2727	2005	331100 - NEWBURGH	COLONIAL	0.90	2016-10-24	\$255,000	\$93.51	HIGH GARDEN HOLDINGS LLC	14128	1150	KOENIG NEIL
Orange	40-1-20	5	TOMS LN	NEWBURGH NY	3970	1987	331100 - NEWBURGH	COLONIAL	0.52	2016-12-23	\$449,500	\$113.22	ALBERTS LAWRENCE	14189	17	WILSON RANDALL
Orange	17-2-58	28	FOSTERTOWN DR	NEWBURGH NY	1260	1945	331100 - NEWBURGH	CAPE COD	0.40	2017-01-10	\$90,000	\$71.43	BUNORA LAURA ANNE	14184	739	MURPHY MARIA
Orange	37-7-5	513	UPPER AVE	NEWBURGH NY	1056	1954	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-01-13	\$167,000	\$158.14	DOXSEY GREGORY	14194	1296	RAMOS OSMAN
Orange	34-2-62	40	WEYANTS LN	NEWBURGH NY	2352	1940	331100 - NEWBURGH	COLONIAL	1.30	2017-03-29	\$290,000	\$123.30	BOOTH TERRY A F K A	14223	1524	GORDON DOUGLAS
Orange	39-1-16.21	58	NEW RD	NEWBURGH NY	3570	1987	331100 - NEWBURGH	CAPE COD	3.40	2017-04-04	\$292,096	\$81.82	POTTER MICHAEL M	14222	183	MARIN CARLOS
Orange	17-1-31	60	SARVIS LN	NEWBURGH NY	1408	1960	331100 - NEWBURGH	SPLIT LEVEL	0.40	2017-04-20	\$150,000	\$106.53	SMITH DAVID M	14222	451	MCQUISTON ANIBERKA
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2017-05-24	\$79,000	\$41.58	BARNWELL DEBRA	14244	728	63 MOONS LLC
Orange	14-1-56	409	LEROY AVE	NEWBURGH NY	836	1938	515201 - WALKKILL	COTTAGE	0.30	2017-06-01	\$149,999	\$179.42	THE RIVERA FAMILY LIMITED PARTNE	14240	1242	PUPIALES BRIAN
Orange	17-2-119	151	FOSTERTOWN DR	NEWBURGH NY	3284	2005	331100 - NEWBURGH	COLONIAL	1.20	2017-06-29	\$376,900	\$114.77	LIBOLT LORRAINE	14264	1992	BENNETT ROBERT
Orange	37-5-2	538	UPPER AVE	NEWBURGH NY	1680	1960	331100 - NEWBURGH	SPLIT LEVEL	0.35	2017-08-23	\$200,000	\$119.05	KERST KENNETH	14289	1557	TORRES JASON
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	16-1-23	124	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.49	2017-10-17	\$265,000	\$140.66	ORTIZ FELIX JR	14317	1584	JAFFEE PATRICK
Orange	117-3-4	29	RAMBLEWOOD DR	NEWBURGH NY	2352	2000	331100 - NEWBURGH	COLONIAL	0.67	2017-11-02	\$286,900	\$121.98	RODRIGUEZ IGNACIO	14317	459	CAMERON SHANEEQUA
Orange	36-3-4	25	FLORAL DR	NEWBURGH NY	1344	1961	331100 - NEWBURGH	RANCH	0.44	2017-11-17	\$167,551	\$124.67	DAILEY RESIDENCE TRUST	14326	1949	PEFFERS ROBERT
Orange	34-2-33	1	PAFFENDORF DR	NEWBURGH NY	667	1925	331100 - NEWBURGH	OLD STYLE	2.00	2017-11-27	\$68,000	\$101.95	TEW JOYCELYN ANN E O	14328	1168	GIZZARELLI DAVID
Orange	36-1-3.1	20	FLORAL DR	NEWBURGH NY	1944	1960	331100 - NEWBURGH	RANCH	0.52	2017-12-13	\$245,000	\$126.03	LOBBE PAUL	14410	1889	DENNEY ALEXANDRA
Orange	17-2-17	117	FOSTERTOWN DR	NEWBURGH NY	1056	1950	331100 - NEWBURGH	CAPE COD	2.70	2017-12-14	\$229,000	\$216.86	BURGESS EDWARD	14336	1459	ZARRIELLO PASQUALE
Orange	39-1-11.1	32	NEW RD	NEWBURGH NY	2371	1953	331100 - NEWBURGH	CAPE COD	0.48	2017-12-27	\$285,000	\$120.20	COLLINS GLENDA	14342	1328	LAKE ADAM
# SALES	30		AVERAGE		1945	1968			0.86		\$232,252	\$119.44	TIME ADJ. PRICE	3%	2.67	\$129.26
			MEDIAN		1867	1960			0.53		\$231,450	\$123.97	TIME ADJ. PRICE	3%	2.67	\$134.16

# CNY Pomeroy Appraisers, Inc.

Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
Orange	117-3-2	25	RAMBLEWOOD DR	NEWBURGH NY	1274	1998	331100 - NEWBURGH	SPLIT LEVEL	1.10	2018-10-16	\$314,150	\$246.59	PASTORE KENNETH	14489	353	GREEN DIEGO
Orange	37-3-61	512	UPPER AVE	NEWBURGH NY	1196	1950	331100 - NEWBURGH	SPLIT LEVEL	0.42	2018-11-19	\$220,000	\$183.95	BAZILE STEPHANIE	14492	582	MANLEY JOSHUA
Orange	37-7-4	515	UPPER AVE	NEWBURGH NY	1056	1954	331100 - NEWBURGH	SPLIT LEVEL	0.28	2018-12-11	\$236,000	\$223.48	LIVE YOUR BEST REALTY	14506	1919	BILOTTI ANTHONY
Orange	16-1-20	118	FOXWOOD DR	NEWBURGH NY	1948	1994	331100 - NEWBURGH	SPLIT LEVEL	0.47	2019-01-18	\$369,900	\$189.89	BELL SR. DAVID C	14523	381	DEFALCO WILLIAM
Orange	39-1-6	8	NEW RD	NEWBURGH NY	1560	1956	331100 - NEWBURGH	RANCH	1.10	2019-02-28	\$220,000	\$141.03	EAST COAST INVESTORS INTL LLC	14543	1311	LOAYZA MILAGROS
Orange	37-3-55	519	THIRD ST	NEWBURGH NY	1152	1950	331100 - NEWBURGH	RANCH	0.44	2019-05-21	\$235,000	\$203.99	FISCH ROBERT	14575	263	STUHMER SAYRE
Orange	17-1-44.3	143	WEYANTS LN	NEWBURGH NY	2068	1978	331100 - NEWBURGH	RAISED RANCH	0.76	2019-05-29	\$254,900	\$123.26	MARKOWITZ YITZCHOK	14582	1320	VARGAS PATRICIA
Orange	38-4-15	515	CIRCLE LN	NEWBURGH NY	780	1953	331100 - NEWBURGH	RANCH	0.37	2019-05-31	\$180,200	\$231.03	49 MONHAGEN AVE LLC	14580	267	FRUSTAGLIO DANA
Orange	14-1-99.21	9	GUNSCH ESTATE DR	NEWBURGH NY	1536	1983	515201 - WALLKILL	RAISED RANCH	1	2019-06-03	\$325,000	\$211.59	LEHMANN MICHAEL	14580	765	POTTS RENEE
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2019-06-13	\$300,000	\$157.89	63 MOONS LLC	14586	200	CARPENTER MICHAEL
Orange	34-2-81	46	TODD LN	NEWBURGH NY	3016	1989	331100 - NEWBURGH	RANCH	1.10	2019-07-15	\$310,000	\$102.79	FRANK LORI	14603	547	BERKERY NAOMI
Orange	17-2-135	442	FOSTERTOWN RD	NEWBURGH NY	1874	1840	331100 - NEWBURGH	OLD STYLE	1.00	2019-07-30	\$270,243	\$144.21	HANSEN DOUGLAS	14606	315	ANDERSON PATRICIA S
Orange	36-3-7	3	TULIP LN	NEWBURGH NY	1644	1962	331100 - NEWBURGH	RANCH	0.46	2019-08-21	\$280,000	\$170.32	MCPHILLIPS KATHLEEN S	14620	968	RUTKOWSKI MICHAEL
Orange	17-1-68	328	ROUTE 32	NEWBURGH NY	1560	1945	331100 - NEWBURGH	RANCH	1.00	2019-09-10	\$115,000	\$73.72	GUZMAN ANA	14628	1348	GHDK HOLDINGS LLC
Orange	117-4-13	26	RAMBLEWOOD DR	NEWBURGH NY	1850	1999	331100 - NEWBURGH	RAISED RANCH	0.71	2019-10-29	\$315,000	\$170.27	KENT EILEEN N	14675	1198	TAYLOR TANIECE D
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	17-1-30	32	SARVIS LN	NEWBURGH NY	1152	1960	331100 - NEWBURGH	RANCH	3.60	2019-12-18	\$154,500	\$134.11	SCHAFFER EVELYN	14697	1873	PEREZ HECTOR L
Orange	17-2-3.1	139	FOSTERTOWN DR	NEWBURGH NY	1368	1968	331100 - NEWBURGH	RANCH	1.30	2020-01-06	\$250,000	\$182.75	SANTIAGO CARLOS	14691	1504	GUERRERO HECTOR A
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	2000	331100 - NEWBURGH	SPLIT LEVEL	0.86	2020-01-22	\$299,999	\$162.16	CRAIG KENNETH	14695	580	LICHWICK MONICA
Orange	117-2-1	7	RAMBLEWOOD DR	NEWBURGH NY	2240	1998	331100 - NEWBURGH	COLONIAL	1.40	2020-02-14	\$339,900	\$151.74	JW YG MEADOWS LLC	14709	1042	NUNEZ MICHAEL
Orange	37-3-65	504	UPPER AVE	NEWBURGH NY	1456	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-02-18	\$121,018	\$83.12	SANABRIA GIL	14726	1169	504 UPPERHOUSE LLC
Orange	37-3-12	1232	UNION AVE	NEWBURGH NY	1314	1947	331100 - NEWBURGH	CAPE COD	0.33	2020-03-20	\$220,000	\$167.43	THANG AKA TRAN TRAN HU	14727	1185	RODRIGUEZ SAMUEL
Orange	37-3-56	522	UPPER AVE	NEWBURGH NY	1584	1967	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-04-23	\$255,000	\$160.98	NAZARIO VICTOR	14738	1457	BARBER NATALIE
# SALES	26		AVERAGE		1557	1965			0.80		\$244,050	\$156.78				
			MEDIAN		1548	1962			0.74		\$252,450	\$163.08				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									21.29%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									21.56%				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	37-3-45	502	GARDEN ST	NEWBURGH NY	1244	1950	331100 - NEWBURGH	SPLIT LEVEL	0.31	2016-04-19	\$189,900	\$152.65	GRECO CHRISTINA M	14041	1381	DECKER BRIAN R
Orange	16-1-25	128	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.53	2016-06-03	\$233,900	\$124.15	ALLEN MICHAEL	14060	700	RICCIARDI JOSEPH
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	2000	331100 - NEWBURGH	SPLIT LEVEL	0.86	2016-07-07	\$200,000	\$108.11	LORD CHRISTOPHER	14076	1297	CRAIG KENNETH
Orange	37-3-10	1236	UNION AVE	NEWBURGH NY	878	1947	331100 - NEWBURGH	CAPE COD	0.34	2016-07-25	\$170,000	\$193.62	GINDA JR. JOHN V	14083	1768	CRUZ OSCAR
Orange	17-1-67	318	ROUTE 32	NEWBURGH NY	3268	1950	331100 - NEWBURGH	CAPE COD	2.10	2016-08-16	\$315,000	\$96.39	GIZZARELLI MICHAEL D	14095	1928	LAZIER HOWARD JR
Orange	34-2-16.1	39	NEW RD	NEWBURGH NY	1619	1954	331100 - NEWBURGH	CAPE COD	0.72	2016-08-30	\$239,900	\$148.18	KELLY CHRISTIAN	14146	396	ROJAS ISABEL
Orange	34-3-26	269	PLANK RD	NEWBURGH NY	1397	1935	331100 - NEWBURGH	CAPE COD	0.28	2016-08-31	\$195,000	\$139.58	PRESTIGE REAL ESTATE OF THE HUDS	14103	1316	WILLIAMS CHRISTOPHER
Orange	17-2-21	109	FOSTERTOWN DR	NEWBURGH NY	1530	1945	331100 - NEWBURGH	CAPE COD	0.55	2016-09-06	\$227,000	\$148.37	ROLA BRANDON	14108	592	AMTHOR ARNOLD W
Orange	17-2-76.1	164	FOSTERTOWN DR	NEWBURGH NY	3130	1999	331100 - NEWBURGH	COLONIAL	1.00	2016-09-15	\$391,000	\$124.92	RYAN SEAN	14117	1905	IORLANO MATTHEW
Orange	34-2-9	71	NEW RD	NEWBURGH NY	1900	2016	331100 - NEWBURGH	RAISED RANCH	1.20	2016-09-23	\$290,000	\$152.63	SANDCASTLE HOMES INC	14120	1351	ROSENTHAL DOUGLAS M
Orange	17-2-90.2	254	FOSTERTOWN DR	NEWBURGH NY	2727	2005	331100 - NEWBURGH	COLONIAL	0.90	2016-10-24	\$255,000	\$93.51	HIGH GARDEN HOLDINGS LLC	14128	1150	KOENIG NEIL
Orange	40-1-20	5	TOMS LN	NEWBURGH NY	3970	1987	331100 - NEWBURGH	COLONIAL	0.52	2016-12-23	\$449,500	\$113.22	ALBERTS LAWRENCE	14189	17	WILSON RANDALL
Orange	17-2-58	28	FOSTERTOWN DR	NEWBURGH NY	1260	1945	331100 - NEWBURGH	CAPE COD	0.40	2017-01-10	\$90,000	\$71.43	BUNORA LAURA ANNE	14184	739	MURPHY MARIA
Orange	37-7-5	513	UPPER AVE	NEWBURGH NY	1056	1954	331100 - NEWBURGH	SPLIT LEVEL	0.28	2017-01-13	\$167,000	\$158.14	DOXSEY GREGORY	14194	1296	RAMOS OSMAN
Orange	34-2-62	40	WEYANTS LN	NEWBURGH NY	2352	1940	331100 - NEWBURGH	COLONIAL	1.30	2017-03-29	\$290,000	\$123.30	BOOTH TERRY A F K A	14223	1524	GORDON DOUGLAS
Orange	39-1-16.21	58	NEW RD	NEWBURGH NY	3570	1987	331100 - NEWBURGH	CAPE COD	3.40	2017-04-04	\$292,096	\$81.82	POTTER MICHAEL M	14222	183	MARIN CARLOS
Orange	17-1-31	60	SARVIS LN	NEWBURGH NY	1408	1960	331100 - NEWBURGH	SPLIT LEVEL	0.40	2017-04-20	\$150,000	\$106.53	SMITH DAVID M	14222	451	MCQUISTON ANIBERKA
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2017-05-24	\$79,000	\$41.58	BARNWELL DEBRA	14244	728	63 MOONS LLC
Orange	17-2-119	151	FOSTERTOWN DR	NEWBURGH NY	3284	2005	331100 - NEWBURGH	COLONIAL	1.20	2017-06-29	\$376,900	\$114.77	LIBOLT LORRAINE	14264	1992	BENNETT ROBERT
Orange	37-5-2	538	UPPER AVE	NEWBURGH NY	1680	1960	331100 - NEWBURGH	SPLIT LEVEL	0.35	2017-08-23	\$200,000	\$119.05	KERST KENNETH	14289	1557	TORRES JASON
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	16-1-23	124	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.49	2017-10-17	\$265,000	\$140.66	ORTIZ FELIX JR	14317	1584	JAFFEE PATRICK
Orange	117-3-4	29	RAMBLEWOOD DR	NEWBURGH NY	2352	2000	331100 - NEWBURGH	COLONIAL	0.67	2017-11-02	\$286,900	\$121.98	RODRIGUEZ IGNACIO	14317	459	CAMERON SHANEEQUA
Orange	36-3-4	25	FLORAL DR	NEWBURGH NY	1344	1961	331100 - NEWBURGH	RANCH	0.44	2017-11-17	\$167,551	\$124.67	DAILEY RESIDENCE TRUST	14326	1949	PEFFERS ROBERT
Orange	34-2-33	1	PAFFENDORF DR	NEWBURGH NY	667	1925	331100 - NEWBURGH	OLD STYLE	2.00	2017-11-27	\$68,000	\$101.95	TEW JOYCELYN ANN E O	14328	1168	GIZZARELLI DAVID
Orange	36-1-3.1	20	FLORAL DR	NEWBURGH NY	1944	1960	331100 - NEWBURGH	RANCH	0.52	2017-12-13	\$245,000	\$126.03	LOBBE PAUL	14410	1889	DENNEY ALEXANDRA
Orange	17-2-17	117	FOSTERTOWN DR	NEWBURGH NY	1056	1950	331100 - NEWBURGH	CAPE COD	2.70	2017-12-14	\$229,000	\$216.86	BURGESS EDWARD	14336	1459	ZARRIELLO PASQUALE
Orange	39-1-11.1	32	NEW RD	NEWBURGH NY	2371	1953	331100 - NEWBURGH	CAPE COD	0.48	2017-12-27	\$285,000	\$120.20	COLLINS GLENDA	14342	1328	LAKE ADAM
# SALES	29		AVERAGE		1983	1969			0.88		\$235,088	\$118.56	TIME ADJ. PRICE	3%	2.67	\$128.31
			MEDIAN		1884	1960			0.53		\$233,900	\$124.15	TIME ADJ. PRICE	3%	2.67	\$134.36

# CNY Pomeroy Appraisers, Inc.

Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	16-1-13	24	FOXWOOD DR	NEWBURGH NY	1710	1992	331100 - NEWBURGH	SPLIT LEVEL	0.76	2018-10-15	\$275,000	\$160.82	MAYEN CHERYL M	14478	338	DEMARCO GEOFFREY
Orange	117-3-2	25	RAMBLEWOOD DR	NEWBURGH NY	1274	1998	331100 - NEWBURGH	SPLIT LEVEL	1.10	2018-10-16	\$314,150	\$246.59	PASTORE KENNETH	14489	353	GREEN DIEGO
Orange	37-3-61	512	UPPER AVE	NEWBURGH NY	1196	1950	331100 - NEWBURGH	SPLIT LEVEL	0.42	2018-11-19	\$220,000	\$183.95	BAZILE STEPHANIE	14492	582	MANLEY JOSHUA
Orange	37-7-4	515	UPPER AVE	NEWBURGH NY	1056	1954	331100 - NEWBURGH	SPLIT LEVEL	0.28	2018-12-11	\$236,000	\$223.48	LIVE YOUR BEST REALTY	14506	1919	BILOTTI ANTHONY
Orange	16-1-20	118	FOXWOOD DR	NEWBURGH NY	1948	1994	331100 - NEWBURGH	SPLIT LEVEL	0.47	2019-01-18	\$369,900	\$189.89	BELL SR. DAVID C	14523	381	DEFALCO WILLIAM
Orange	39-1-6	8	NEW RD	NEWBURGH NY	1560	1956	331100 - NEWBURGH	RANCH	1.10	2019-02-28	\$220,000	\$141.03	EAST COAST INVESTORS INTL LLC	14543	1311	LOAYZA MILAGROS
Orange	37-3-55	519	THIRD ST	NEWBURGH NY	1152	1950	331100 - NEWBURGH	RANCH	0.44	2019-05-21	\$235,000	\$203.99	FISCH ROBERT	14575	263	STUHMER SAYRE
Orange	17-1-44.3	143	WEYANTS LN	NEWBURGH NY	2068	1978	331100 - NEWBURGH	RAISED RANCH	0.76	2019-05-29	\$254,900	\$123.26	MARKOWITZ YITZCHOK	14582	1320	VARGAS PATRICIA
Orange	38-4-15	515	CIRCLE LN	NEWBURGH NY	780	1953	331100 - NEWBURGH	RANCH	0.37	2019-05-31	\$180,200	\$231.03	49 MONHAGEN AVE LLC	14580	267	FRUSTAGLIO DANA
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2019-06-13	\$300,000	\$157.89	63 MOONS LLC	14586	200	CARPENTER MICHAEL
Orange	34-2-81	46	TODD LN	NEWBURGH NY	3016	1989	331100 - NEWBURGH	RANCH	1.10	2019-07-15	\$310,000	\$102.79	FRANK LORI	14603	547	BERKERY NAOMI
Orange	17-2-135	442	FOSTERTOWN RD	NEWBURGH NY	1874	1840	331100 - NEWBURGH	OLD STYLE	1.00	2019-07-30	\$270,243	\$144.21	HANSEN DOUGLAS	14606	315	ANDERSON PATRICIA S
Orange	36-3-7	3	TULIP LN	NEWBURGH NY	1644	1962	331100 - NEWBURGH	RANCH	0.46	2019-08-21	\$280,000	\$170.32	MCPHILLIPS KATHLEEN S	14620	968	RUTKOWSKI MICHAEL
Orange	17-1-68	328	ROUTE 32	NEWBURGH NY	1560	1945	331100 - NEWBURGH	RANCH	1.00	2019-09-10	\$115,000	\$73.72	GUZMAN ANA	14628	1348	GHDK HOLDINGS LLC
Orange	117-4-13	26	RAMBLEWOOD DR	NEWBURGH NY	1850	1999	331100 - NEWBURGH	RAISED RANCH	0.71	2019-10-29	\$315,000	\$170.27	KENT EILEEN N	14675	1198	TAYLOR TANIECE D
Orange	37-5-3	505	GARDEN ST	NEWBURGH NY	1392	1961	331100 - NEWBURGH	SPLIT LEVEL	0.28	2019-11-13	\$214,500	\$154.09	STONER F K A MEHMET SIFA	14665	11	QUISPE SILVA JORGE LUIS
Orange	17-1-30	32	SARVIS LN	NEWBURGH NY	1152	1960	331100 - NEWBURGH	RANCH	3.60	2019-12-18	\$154,500	\$134.11	SCHAFER EVELYN	14697	1873	PEREZ HECTOR L
Orange	17-2-3.1	139	FOSTERTOWN DR	NEWBURGH NY	1368	1968	331100 - NEWBURGH	RANCH	1.30	2020-01-06	\$250,000	\$182.75	SANTIAGO CARLOS	14691	1504	GUERRERO HECTOR A
Orange	37-4-6	537	UPPER AVE	NEWBURGH NY	1056	1959	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-01-17	\$115,000	\$108.90	SIMONS ROGER E. JR	14693	413	537 UPPER AVE LLC
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	2000	331100 - NEWBURGH	SPLIT LEVEL	0.86	2020-01-22	\$299,999	\$162.16	CRAIG KENNETH	14695	580	LICHWICH MONICA
Orange	117-2-1	7	RAMBLEWOOD DR	NEWBURGH NY	2240	1998	331100 - NEWBURGH	COLONIAL	1.40	2020-02-14	\$339,900	\$151.74	JW YG MEADOWS LLC	14709	1042	NUNEZ MICHAEL
Orange	37-3-65	504	UPPER AVE	NEWBURGH NY	1456	1950	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-02-18	\$121,018	\$83.12	SANABRIA GIL	14726	1169	504 UPPERHOUSE LLC
Orange	37-3-12	1232	UNION AVE	NEWBURGH NY	1314	1947	331100 - NEWBURGH	CAPE COD	0.33	2020-03-20	\$220,000	\$167.43	THANG AKA TRAN TRAN HU	14727	1185	RODRIGUEZ SAMUEL
Orange	37-3-56	522	UPPER AVE	NEWBURGH NY	1584	1967	331100 - NEWBURGH	SPLIT LEVEL	0.28	2020-04-23	\$255,000	\$160.98	NAZARIO VICTOR	14738	1457	BARBER NATALIE
# SALES	25		AVERAGE		1557	1964			0.79		\$240,812	\$154.62				
			MEDIAN		1560	1961			0.71		\$250,000	\$160.26				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; CAPE COD STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	37-3-10	1236	UNION AVE	NEWBURGH NY	878	1947	331100 - NEWBURGH	CAPE COD	0.34	2016-07-25	\$170,000	\$193.62	GINDA JR. JOHN V	14083	1768	CRUZ OSCAR
Orange	17-1-67	318	ROUTE 32	NEWBURGH NY	3268	1950	331100 - NEWBURGH	CAPE COD	2.10	2016-08-16	\$315,000	\$96.39	GIZZARELLI MICHAEL D	14095	1928	LAZIER HOWARD JR
Orange	34-2-16.1	39	NEW RD	NEWBURGH NY	1619	1954	331100 - NEWBURGH	CAPE COD	0.72	2016-08-30	\$239,900	\$148.18	KELLY CHRISTIAN	14146	396	ROJAS ISABEL
Orange	34-3-26	269	PLANK RD	NEWBURGH NY	1397	1935	331100 - NEWBURGH	CAPE COD	0.28	2016-08-31	\$195,000	\$139.58	PRESTIGE REAL ESTATE OF THE HUDS	14103	1316	WILLIAMS CHRISTOPHER
Orange	17-2-21	109	FOSTERTOWN DR	NEWBURGH NY	1530	1945	331100 - NEWBURGH	CAPE COD	0.55	2016-09-06	\$227,000	\$148.37		14108	592	AMTHOR ARNOLD W
Orange	17-2-58	28	FOSTERTOWN DR	NEWBURGH NY	1260	1945	331100 - NEWBURGH	CAPE COD	0.40	2017-01-10	\$90,000	\$71.43	BUNORA LAURA ANNE	14184	739	MURPHY MARIA
Orange	39-1-16.21	58	NEW RD	NEWBURGH NY	3570	1987	331100 - NEWBURGH	CAPE COD	3.40	2017-04-04	\$292,096	\$81.82	POTTER MICHAEL M	14222	183	MARIN CARLOS
Orange	38-2-17	1218	UNION AVE	NEWBURGH NY	1284	1948	331100 - NEWBURGH	CAPE COD	0.34	2017-09-28	\$159,900	\$124.53	LEFKOWITZ WILLIAM	14300	338	AKTAR HELENA
Orange	17-2-17	117	FOSTERTOWN DR	NEWBURGH NY	1056	1950	331100 - NEWBURGH	CAPE COD	2.70	2017-12-14	\$229,000	\$216.86	BURGESS EDWARD	14336	1459	ZARRIELLO PASQUALE
Orange	39-1-11.1	32	NEW RD	NEWBURGH NY	2371	1953	331100 - NEWBURGH	CAPE COD	0.48	2017-12-27	\$285,000	\$120.20	COLLINS GLENDA	14342	1328	LAKE ADAM
# SALES	10		AVERAGE		1823	1951			1.13		\$220,290	\$120.82	TIME ADJ. PRICE	3%	2.67	\$130.75
			MEDIAN		1464	1949			0.52		\$228,000	\$155.79	TIME ADJ. PRICE	3%	2.67	\$168.60
Orange	38-2-13	1210	UNION AVE	NEWBURGH NY	936	1949	331100 - NEWBURGH	CAPE COD	0.34	2018-10-10	\$155,000	\$165.60	PENAFIEL JUAN	14473	757	MOLINA STEPHANIE
Orange	37-3-12	1232	UNION AVE	NEWBURGH NY	1314	1947	331100 - NEWBURGH	CAPE COD	0.33	2020-03-20	\$220,000	\$167.43	THANG AKA TRAN TRAN HU	14727	1185	RODRIGUEZ SAMUEL
# SALES	2		AVERAGE		1125	1948			0.34		\$187,500	\$166.67				
			MEDIAN		1125	1948			0.34		\$187,500	\$166.67				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									27.47%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									-1.15%				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; COLONIAL STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	17-2-76.1	164	FOSTERTOWN DR	NEWBURGH NY	3130	1999	331100 - NEWBURGH	COLONIAL	1.00	2016-09-15	\$391,000	\$124.92	RYAN SEAN	14117	1905	IORLANO MATTHEW
Orange	17-2-90.2	254	FOSTERTOWN DR	NEWBURGH NY	2727	2005	331100 - NEWBURGH	COLONIAL	0.90	2016-10-24	\$255,000	\$93.51	HIGH GARDEN HOLDINGS LLC	14128	1150	KOENIG NEIL
Orange	40-1-20	5	TOMS LN	NEWBURGH NY	3970	1987	331100 - NEWBURGH	COLONIAL	0.52	2016-12-23	\$449,500	\$113.22	ALBERTS LAWRENCE	14189	17	WILSON RANDALL
Orange	34-2-62	40	WEYANTS LN	NEWBURGH NY	2352	1940	331100 - NEWBURGH	COLONIAL	1.30	2017-03-29	\$290,000	\$123.30	BOOTH TERRY A F K A	14223	1524	GORDON DOUGLAS
Orange	16-3-6	21	FOXWOOD DR	NEWBURGH NY	2692	1995	331100 - NEWBURGH	COLONIAL	0.46	2017-05-17	\$310,000	\$115.16	HAAS STEVE	14252	855	BUCHHOLZ MICHAEL
Orange	17-2-119	151	FOSTERTOWN DR	NEWBURGH NY	3284	2005	331100 - NEWBURGH	COLONIAL	1.20	2017-06-29	\$376,900	\$114.77	LIBOLT LORRAINE	14264	1992	BENNETT ROBERT
Orange	117-3-4	29	RAMBLEWOOD DR	NEWBURGH NY	2352	2000	331100 - NEWBURGH	COLONIAL	0.67	2017-11-02	\$286,900	\$121.98	RODRIGUEZ IGNACIO	14317	459	CAMERON SHANEEQUA
# SALES	7		AVERAGE		2930	1990			0.86		\$337,043	\$115.05	TIME ADJ. PRICE	3%	2.67	\$124.51
			MEDIAN		2727	1999			0.90		\$310,000	\$113.68	TIME ADJ. PRICE	3%	2.67	\$123.03
Orange	117-2-1	7	RAMBLEWOOD DR	NEWBURGH NY	2240	1998	331100 - NEWBURGH	COLONIAL	1.40	2020-02-14	\$339,900	\$151.74	JW YG MEADOWS LLC	14709	1042	NUNEZ MICHAEL
# SALES	1		AVERAGE		2240	1998			1.40		\$339,900	\$151.74				
			MEDIAN		2240	1998			1.40		\$339,900	\$151.74				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									21.87%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									23.34%				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; OLD STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	34-2-33	1	PAFFENDORF DR	NEWBURGH NY	667	1925	331100 - NEWBURGH	OLD STYLE	2.00	2017-11-27	\$68,000	\$101.95	TEW JOYCELYN ANN E O	14328	1168	GIZZARELLI DAVID
# SALES	1		AVERAGE		667	1925			2.00		\$68,000	\$101.95	TIME ADJ. PRICE	3%	2.67	\$110.33
			MEDIAN		667	1925			2.00		\$68,000	\$101.95	TIME ADJ. PRICE	3%	2.67	\$110.33
Orange	17-2-135	442	FOSTERTOWN RD	NEWBURGH NY	1874	1840	331100 - NEWBURGH	OLD STYLE	1.00	2019-07-30	\$270,243	\$144.21	HANSEN DOUGLAS	14606	315	ANDERSON PATRICIA S
# SALES	1		AVERAGE		1874	1840			1.00		\$270,243	\$144.21				
			MEDIAN		1874	1840			1.00		\$270,243	\$144.21				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									30.70%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									30.70%				

# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)																
SINGLE-FAMILY RESIDENTIAL - BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS; NEWBURGH SCHOOL DISTRICT; RAISED RANCH STYLE RESIDENCES																
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	SCHOOL	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	SELLER	DEED BOOK	DEED PAGE	BUYER
Orange	16-1-25	128	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.53	2016-06-03	\$233,900	\$124.15	ALLEN MICHAEL	14060	700	RICCIARDI JOSEPH
Orange	34-2-9	71	NEW RD	NEWBURGH NY	1900	2016	331100 - NEWBURGH	RAISED RANCH	1.20	2016-09-23	\$290,000	\$152.63	SANDCASTLE HOMES INC	14120	1351	ROSENTHAL DOUGLAS M
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2017-05-24	\$79,000	\$41.58	BARNWELL DEBRA	14244	728	63 MOONS LLC
Orange	16-1-23	124	FOXWOOD DR	NEWBURGH NY	1884	1995	331100 - NEWBURGH	RAISED RANCH	0.49	2017-10-17	\$265,000	\$140.66	ORTIZ FELIX JR	14317	1584	JAFFEE PATRICK
# SALES	4		AVERAGE		1892	1997			0.76		\$216,975	\$114.68	TIME ADJ. PRICE	3%	2.67	\$124.11
			MEDIAN		1892	1995			0.68		\$249,450	\$131.84	TIME ADJ. PRICE	3%	2.67	\$142.68
Orange	17-1-44.3	143	WEYANTS LN	NEWBURGH NY	2068	1978	331100 - NEWBURGH	RAISED RANCH	0.76	2019-05-29	\$254,900	\$123.26	MARKOWITZ YITZCHOK	14582	1320	VARGAS PATRICIA
Orange	17-2-79.41	270	FOSTERTOWN DR	NEWBURGH NY	1900	1983	331100 - NEWBURGH	RAISED RANCH	0.82	2019-06-13	\$300,000	\$157.89	63 MOONS LLC	14586	200	CARPENTER MICHAEL
Orange	117-4-13	26	RAMBLEWOOD DR	NEWBURGH NY	1850	1999	331100 - NEWBURGH	RAISED RANCH	0.71	2019-10-29	\$315,000	\$170.27	KENT EILEEN N	14675	1198	TAYLOR TANIECE D
# SALES	3		AVERAGE		1939	1987			0.76		\$289,967	\$149.52				
			MEDIAN		1900	1983			0.76		\$300,000	\$157.89				
			DIFFERENCE OF AVERAGE \$/HOUSE SF									20.47%				
			DIFFERENCE OF MEDIAN \$/HOUSE SF									10.66%				

# CNY Pomeroy Appraisers, Inc.

[illegible]

# CNY Pomeroy Appraisers, Inc.

[illegible]

**MARKET STUDIES FOR SALE-RESALE TRANSACTIONS:**

**OFF DISANO DRIVE:**

OFF DISANO DRIVE, TOWN OF ORANGE LAKE, ORANGE COUNTY (80-FOOT MONOPOLE; CONSTR. DATE 8/16/2019) SINGLE-FAMILY RESIDENTIAL SALE - RESALE ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS														
COUNT Y	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Orange	111-2-12.1	1329	UNION AVE	NEWBURGH NY	1926	SPLIT LEVE	0.92	2018-03-02	\$265,000	\$137.59	14373	1738		
Orange	111-2-12.1	1329	UNION AVE	NEWBURGH NY	1926	SPLIT LEVE	0.92	2019-10-11	\$340,000	\$176.53	14642	558	1.61	17.58%

# CNY Pomeroy Appraisers, Inc.

244 BOARDMAN ROAD:

244 BOARDMAN ROAD, TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY (112-FOOT MONOPOLE; CONSTR. DATE 4/9/2018)														
SINGLE-FAMILY RESIDENTIAL SALE-RESALE ANALYSIS														
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	COLONIAL	0.41	2016-12-01	\$395,000	\$161.89	22017	1903		
Dutchess	6260-02-512568-0000	5	HEATHBROOK DR	POUGHKEEPSIE NY	2440	COLONIAL	0.41	2019-06-20	\$405,000	\$165.98	22019	4372	2.55	0.99%
Dutchess	6160-04-850087-0000	21	HORIZON HILL DR	POUGHKEEPSIE NY	2004	COLONIAL	0.74	2016-09-22	\$235,000	\$117.27	22016	7742		
Dutchess	6160-04-850087-0000	21	HORIZON HILL DR	POUGHKEEPSIE NY	2004	COLONIAL	0.74	2018-06-20	\$345,000	\$172.16	22018	4942	1.74	26.88%
Dutchess	6260-03-381225-0000	17	MEMORY LN	POUGHKEEPSIE NY	1136	RANCH	0.35	2017-12-06	\$142,500	\$125.44	22017	9220		
Dutchess	6260-03-381225-0000	17	MEMORY LN	POUGHKEEPSIE NY	1136	RANCH	0.35	2019-01-14	\$296,000	\$260.56	22019	699	1.11	97.39%
Dutchess	6260-03-166348-0000	250	SPACKENKILL RD	POUGHKEEPSIE NY	1828	RANCH	1.40	2017-09-08	\$273,000	\$149.34	22017	6994		
Dutchess	6260-03-166348-0000	250	SPACKENKILL RD	POUGHKEEPSIE NY	1828	RANCH	1.40	2019-10-01	\$333,000	\$182.17	22019	6838	2.06	10.66%
											AVERAGE			33.98%
											MEDIAN			18.77%

# CNY Pomeroy Appraisers, Inc.

722 ROUTE 376:

<b>722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY</b> <b>(130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)</b> <b>SINGLE-FAMILY RESIDENTIAL - SALE-RESALE ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS</b>															
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	EFF. YR. BUILT	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Dutchess	6458-03-289345-0000	102	CATIES WAY	EAST FISHKILL NY	3974	2011	COLONIAL	1.15	2012-04-20	\$625,000	\$157.27	22012	1918		
Dutchess	6458-03-289345-0000	102	CATIES WAY	EAST FISHKILL NY	3974	2011	COLONIAL	1.15	2015-04-15	\$620,000	\$156.01	22015	2265	2.98	-0.27%
Dutchess	6457-01-214796-0000	89	FENTON WAY	EAST FISHKILL NY	3102	2011	COLONIAL	0.26	2012-01-25	\$560,997	\$180.85	22012	499		
Dutchess	6457-01-214796-0000	89	FENTON WAY	EAST FISHKILL NY	3102	2011	COLONIAL	0.26	2015-03-17	\$469,000	\$151.19	22015	1634	3.14	-5.22%
Dutchess	6457-01-198794-0000	97	FENTON WAY	EAST FISHKILL NY	2894	2012	COLONIAL	0.26	2012-09-19	\$497,570	\$171.93	22012	5270		
Dutchess	6457-01-198794-0000	97	FENTON WAY	EAST FISHKILL NY	2894	2012	COLONIAL	0.26	2014-12-12	\$460,000	\$158.95	22015	167	2.23	-3.39%
Dutchess	6458-01-462558-0000	4	FENWICK DR	EAST FISHKILL NY	1618	1969	RANCH	1	2011-11-01	\$265,000	\$163.78	22011	5404		
Dutchess	6458-01-462558-0000	4	FENWICK DR	EAST FISHKILL NY	1618	1969	RANCH	1	2015-05-27	\$289,900	\$179.17	22015	3797	3.57	2.63%
												AVERAGE			-1.56%
												MEDIAN			-1.83%



# CNY Pomeroy Appraisers, Inc.

296 NORTH PLANK ROAD:

296 NORTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY (207-FOOT MONOPOLE; CONSTR. DATE 7/16/2018)														
SINGLE-FAMILY RESIDENTIAL - SALE-RESALE ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS														
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	SPLIT LEVEL	0.86	2016-07-07	\$200,000	\$108.11	14076	1297		
Orange	117-4-20	8	COLD SPRING LN	NEWBURGH NY	1850	SPLIT LEVEL	0.86	2020-01-22	\$299,999	\$162.16	14695	580	3.54	14.11%

# CNY Pomeroy Appraisers, Inc.

**MARKET STUDIES FOR POST-TOWER CONSTRUCTION SALE-RESALE TRANSACTIONS:**

722 ROUTE 376:

<b>722 ROUTE 376, TOWN OF HOPEWELL JUNCTION, DUTCHESS COUNTY</b> <b>(130-FOOT MONOPOLE; CONSTR. DATE 6/30/2013)</b> <b>SINGLE-FAMILY RESIDENTIAL - SALE-RESALE ANALYSIS - ALL SALES WITHIN ONE MILE RADIUS</b> <b>POST-TOWER CONSTRUCTION PERIOD (AUGUST 2013 THROUGH 2020)</b>														
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Dutchess	6457-01-230817-0000	108	FENTON WAY	EAST FISHKILL NY	3123	COLONIAL	0.28	2014-11-20	\$574,181	\$183.86	22014	8040		
Dutchess	6457-01-230817-0000	108	FENTON WAY	EAST FISHKILL NY	3123	COLONIAL	0.28	2016-06-01	\$499,000	\$159.78	22016	4411	1.53	-8.56%
Dutchess	6458-03-497434-0000	5	MONACO DR	EAST FISHKILL NY	1816	RANCH	1.10	2015-02-03	\$315,000	\$173.46	22015	1076		
Dutchess	6458-03-497434-0000	5	MONACO DR	EAST FISHKILL NY	1816	RANCH	1.10	2016-04-18	\$322,000	\$177.31	22016	3405	1.20	1.84%
Dutchess	6457-01-192836-0000	6	SEWARD RD	EAST FISHKILL NY	2511	COLONIAL	0.27	2013-10-03	\$483,473	\$192.54	22013	6898		
Dutchess	6457-01-192836-0000	6	SEWARD RD	EAST FISHKILL NY	2511	COLONIAL	0.27	2017-06-07	\$480,000	\$191.16	22017	4385	3.68	-0.20%
Dutchess	6457-01-155905-0000	2	TILDEN PL	EAST FISHKILL NY	2058	COLONIAL	0.30	2014-01-23	\$227,967	\$110.77	22014	1240		
Dutchess	6457-01-129925-0000	2	TILDEN PL	EAST FISHKILL NY	3058	COLONIAL	0.47	2019-07-25	\$646,000	\$211.25	22019	4869	5.50	33.34%
Dutchess	6457-01-187883-0000	22	TILDEN PL	EAST FISHKILL NY	3012	COLONIAL	0.27	2013-07-02	\$531,120	\$176.33	22013	4791		
Dutchess	6457-01-187883-0000	22	TILDEN PL	EAST FISHKILL NY	3012	COLONIAL	0.27	2017-06-29	\$520,000	\$172.64	22017	5123	3.99	-0.52%
Dutchess	6457-01-191875-0000	26	TILDEN PL	EAST FISHKILL NY	2812	COLONIAL	0.27	2013-09-10	\$525,736	\$186.96	22013	4897		
Dutchess	6457-01-191875-0000	26	TILDEN PL	EAST FISHKILL NY	2812	COLONIAL	0.27	2018-09-07	\$525,000	\$186.70	22018	6810	4.99	-0.03%
Dutchess	6457-01-201896-0000	29	TILDEN PL	EAST FISHKILL NY	2185	COLONIAL	0.27	2015-09-30	\$225,000	\$102.97	22015	6316		
Dutchess	6457-01-100847-0000	29	TILDEN PL	EAST FISHKILL NY	2892	COLONIAL	0.28	2019-07-22	\$650,050	\$224.78	22019	5524	3.81	49.60%
Dutchess	6457-01-149809-0000	73	VAN BUREN WAY	EAST FISHKILL NY	2820	COLONIAL	0.25	2015-01-22	\$539,126	\$191.18	22015	906		
Dutchess	6457-01-149809-0000	73	VAN BUREN WAY	EAST FISHKILL NY	2820	COLONIAL	0.25	2020-01-31	\$525,000	\$186.17	22020	808	5.02	-0.52%
											AVERAGE			9.37%
											MEDIAN			-0.11%

# CNY Pomeroy Appraisers, Inc.

*DEAN HILL ROAD:*

DEAN HILL ROAD, TOWN OF NEW WINDSOR, ORANGE COUNTY (168-FOOT LATTICE TOWER; CONSTR. DATE 8/24/2010) SINGLE-FAMILY RESIDENTIAL - POST TOWER CONSTRUCTION BEFORE AND AFTER SALES ANALYSIS - ALL SALES WITHIN ONE MILE														
COUNTY	TAX MAP #	STREET #	STREET	TOWN	HOUSE SF	HOUSE STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER HOUSE SF	DEED BOOK	DEED PAGE	# SALES	% CHG PER YEAR
Orange	77-2-18	2710	COLONIAL DR	NEW WINDSOR NY	2808	COLONIAL	0.23	2013-08-09	\$309,000	\$110.04	13673	1643		
Orange	77-2-18	2710	COLONIAL DR	NEW WINDSOR NY	2808	COLONIAL	0.23	2017-08-14	\$380,000	\$135.33	14277	1291	4.01	5.72%
Orange	64-3-8.2	3720	COLONIST TRL	NEW WINDSOR NY	2557	COLONIAL	0.00	2015-02-12	\$340,000	\$132.97	13848	1951		
Orange	64-3-8.2	3720	COLONIST TRL	NEW WINDSOR NY	2557	COLONIAL	0.00	2018-10-04	\$410,000	\$160.34	14481	1011	3.64	5.65%
Orange	65-1-120	9	COOPER CT	NEW WINDSOR NY	3104	COLONIAL	0.00	2012-08-13	\$440,000	\$141.75	13394	1458		
Orange	65-1-120	9	COOPER CT	NEW WINDSOR NY	3104	COLONIAL	0.00	2018-01-30	\$465,000	\$149.81	14362	226	5.46	1.04%
Orange	64-2-2	2077	INDEPENDENCE DR	NEW WINDSOR NY	2488	COLONIAL	0.28	2016-10-11	\$359,000	\$144.29	14124	1605		
Orange	64-2-2	2077	INDEPENDENCE DR	NEW WINDSOR NY	2488	COLONIAL	0.28	2019-05-31	\$363,000	\$145.90	14574	1454	2.63	0.42%
Orange	64-2-32	2641	LIBERTY RDG	NEW WINDSOR NY	2808	COLONIAL	0.23	2015-07-17	\$375,000	\$133.55	13923	64		
Orange	64-2-32	2641	LIBERTY RDG	NEW WINDSOR NY	2808	COLONIAL	0.23	2018-06-07	\$415,000	\$147.79	14413	343	2.89	3.69%
Orange	76-4-1	3019	MOLLY PITCHER DR	NEW WINDSOR NY	2842	COLONIAL	0.38	2012-03-29	\$240,000	\$84.45	13355	880		
Orange	76-4-1	3019	MOLLY PITCHER DR	NEW WINDSOR NY	2842	COLONIAL	0.38	2013-06-21	\$370,000	\$130.19	13594	1733	1.23	44.06%
Orange	76-4-1	3019	MOLLY PITCHER DR	NEW WINDSOR NY	2842	COLONIAL	0.38	2017-09-01	\$390,000	\$137.23	14287	391	4.20	1.29%
Orange	65-1-35.12	149	RILEY RD	NEW WINDSOR NY	923	CAPE COD	1.00	2011-11-18	\$180,000	\$195.02	13256	392		
Orange	65-1-35.12	149	RILEY RD	NEW WINDSOR NY	923	CAPE COD	1.00	2017-04-20	\$183,750	\$199.08	14227	513	5.42	0.38%
Orange	65-1-22.3	200	RILEY RD	NEW WINDSOR NY	2076	RAISED RANCH	1.80	2016-10-28	\$244,000	\$117.53	14184	241		
Orange	65-1-22.3	200	RILEY RD	NEW WINDSOR NY	2076	RAISED RANCH	1.80	2020-01-29	\$199,500	\$96.10	14700	383	3.25	-5.61%
Orange	67-4-15	1098	ROUTE 94	NEW WINDSOR NY	1344	OLD STYLE	0.29	2013-10-30	\$145,000	\$107.89	13679	1431		
Orange	67-4-15	1098	ROUTE 94	NEW WINDSOR NY	1344	OLD STYLE	0.29	2018-07-19	\$202,000	\$150.30	14437	284	4.72	8.33%
Orange	77-8-14	2408	SETTLERS RDG	NEW WINDSOR NY	2431	COLONIAL	0.23	2016-06-27	\$370,000	\$152.20	14072	1962		
Orange	77-8-14	2408	SETTLERS RDG	NEW WINDSOR NY	2431	COLONIAL	0.23	2019-06-20	\$400,000	\$164.54	14589	496	2.98	2.72%
Orange	77-11-5	2419	SETTLERS RDG	NEW WINDSOR NY	3075	COLONIAL	0.35	2011-08-12	\$430,000	\$139.84	13232	1230		
Orange	77-11-5	2419	SETTLERS RDG	NEW WINDSOR NY	3075	COLONIAL	0.35	2013-12-09	\$370,000	\$120.33	13691	1437	2.33	-6.00%
Orange	77-11-10	2429	SETTLERS RDG	NEW WINDSOR NY	3096	COLONIAL	0.35	2013-05-30	\$380,000	\$122.74	13577	1667		
Orange	77-11-10	2429	SETTLERS RDG	NEW WINDSOR NY	3096	COLONIAL	0.35	2019-07-19	\$461,000	\$148.90	14597	271	6.14	3.47%

# 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)		