

## Introduction

**Sales utilized for valuation for the 2020 Assessment Roll will include sales from 07/01/2017 through 01/2020. Additional sales may be utilized, if needed, due to comparability in style, size, location, etc.**

**Per NYS Real Property Tax Law, the valuation date for the 2020 Final Assessment Roll is July 1, 2019**

About 1,750 valid residential property sales from 07/01/2017 through about 01/2020 are listed on the following pages. Valid arm's length real estate sales are sales that have been exposed to the open market and have not been affected by undue factors. Estate sales, foreclosures, short or bank sales, relocation sales, family sales or transfers with any other factors affecting the sale price have not been included in this list per NYS Office of Real Property Services.

Analysis of valid arm's length sales is used in the review process to determine the current assessed value (market value) of all residential properties.

## Key

### Property Class Codes

210	One Family Residence
220	Two Family Residence
230	Three Family Residence
240	Rural Residence with Acreage
280	Multiple Residences

### Style Codes

01	Ranch	08	Old Style
02	Raised Ranch	11	Log Cabin
03	Split Level	12	Duplex
04	Cape Cod	13	Bungalow
05	Colonial	14	*Condominium
06	Contemporary	15	Townhouse

\* Condominium sales are not used for residential or condominium valuation. See Assessor for additional information.

**Sales are listed alphabetically by street beginning with the Village of Fairport followed by the Town of Perinton (TOV).**