

**Real Property System
Sales Analysis Report**

RPS395/V04/L001
Roll Year - 2023

Sales listed for Town of Hague - 522600
In Parcel ID Sequence
Median AV/SP Ratio: 0.6171 using AV at Sale
Sales have not been adjusted

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Hague	2.-1-21.1	11.72 ac 988 New Hague Rd	283	09/23/19 Van Wert, Gerritt J	\$300,000 Lara Smith-Ryder	191,100	\$386,400	0.6370 0.0199	52701 Y	154801	J	Y	N	369,000 Y
Hague	10.-1-4.4	32.40 ac 406 New Hague Rd	260	10/18/19 Buxton, Richard	\$164,000 Michael Campbell	95,700	\$211,200	0.5835 -0.0336	52701 Y	154801	J	Y	N	245,000 Y
Hague	11.-1-6.1	16.40 ac 982 New Hague Rd	210	01/25/21 Friedman, Henry S	\$710,000 Henry T Gatti	283,600	\$854,800	0.3994 -0.2177	52701 Y	154801	J	Y	N	933,000 Y
Hague	11.-1-17.21	6.07 ac 466 West Hague Rd	210	05/31/18 Peterson, Walter E III	\$225,000 Robert T Mc Laughlin	119,100	\$313,000	0.5293 -0.0878	52701 Y	154801	J	Y	N	344,000 Y
Hague	11.-1-27	5.72 ac 867 New Hague Rd	210	04/30/20 Stegall, Scott	\$45,000 Norrell J Meehan	40,000	\$58,000	0.8889 0.2718	52701 Y	154801	J	N	N	41,100 Y
Hague	12.-1-6	.63 ac 1052 New Hague Rd	210	12/14/20 Papp, Erika Obser	\$210,000 Morton C Jeffries	120,000	\$255,800	0.5714 -0.0457	52701 Y	154801	J	Y	N	253,000 Y
Hague	12.14-1-11	.34 ac 9681 Lakeshore Dr	260	11/10/21 Cole, Russell S	\$405,000 James W Lizer	300,000	\$437,400	0.7407 0.1236	52712 Y	154801	J	Y	N	594,000 Y
Hague	12.14-1-17	.18 ac 9665 Lakeshore Dr	260	12/07/18 Voss, Charles A	\$310,500 Patrick Creamer	207,200	\$418,600	0.6673 0.0502	52712 Y	154801	J	Y	N	424,000 Y
Hague	12.18-1-1	.19 ac 9618 Lakeshore Dr	260	05/25/18 Haag, Robert E	\$370,000 Warren J McLane	350,000	\$514,700	0.9459 0.3288	52712 Y	154801	J	Y	N	548,000 Y
Hague	12.18-1-15.1	.97 ac 9574 Lakeshore Dr	210	12/19/18 Mato Properties LLC	\$810,000 Indian Kettles, LLC	990,000	\$1,092,000	1.2222 0.6051	52712 Y	154801	J	N	N	2,560,000 Y

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Median AV/SP Ratio: 0.6171 using AV at Sale

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Hague	12.18-1-22	.57 ac 10 Fowler Ln	210	07/15/21 Mueller, Christina A	\$1,555,200 James B Dorsey	678,800	\$1,741,800	0.4365 -0.1806	52712 Y	154801	J Y	N		1,757,000 Y
Hague	24.-1-19	6.89 ac 562 West Hague Rd	210	08/13/20 Belmont, Michael W	\$265,000 Michael J Taylor	153,700	\$337,600	0.5800 -0.0371	52701 Y	154801	J Y	N		351,000 Y
Hague	24.-1-19	6.89 ac 562 West Hague Rd	210	03/28/18 Taylor, Michael J	\$280,000 Garry Stevens	153,700	\$389,500	0.5489 -0.0682	52701 Y	154801	J Y	N		351,000 Y
Hague	24.-1-50	1.10 ac 9059 Graphite Mtn Rd	210	10/05/18 Smith, Donald Jr.	\$72,000 Brentin Trudeau	55,100	\$98,300	0.7653 0.1482	52701 Y	154801	J Y	N		129,000 Y
Hague	24.-1-52	1.50 ac 9037 Graphite Mtn Rd	210	07/27/18 Gargan, Thomas H	\$73,500 Peter Belden	56,800	\$102,200	0.7728 0.1557	52701 Y	154801	J Y	N		119,000 Y
Hague	25.1-1-7	.68 ac 298 West Hague Rd	210	01/31/22 298 West Road, LLC	\$90,000 Joseph J. & Bonnie Greco,	49,600	\$95,400	0.5511 -0.0660	52701 Y	154801	J Y	N		102,000 Y
Hague	25.1-1-28	1.72 ac 303 West Hague Rd	270	12/17/20 McCoy, Kelly	\$80,000 Dennis Herlihy	113,200	\$97,400	1.4150 0.7979	52701 Y	154801	J N	N		169,000 Y
Hague	25.2-1-42	2.93 ac 222 West Hague Rd	210	06/28/21 York, Heather E	\$130,000 Ernest R Trudeau	96,900	\$147,400	0.7454 0.1283	52701 Y	154801	J Y	N		156,000 Y
Hague	25.3-1-3	.88 ac 9260 Graphite Mtn Rd	210	05/17/19 Marcy, Molly M	\$143,500 Steven D Ross	99,400	\$187,300	0.6927 0.0756	52701 Y	154801	J Y	N		285,000 Y
Hague	25.4-1-3	2.04 ac 9526 Graphite Mtn Rd	210	11/23/22 Sheehan, John	\$200,000 f/k/a Leo Ross Estate of Leo	84,800	\$200,000	0.4240 -0.1931	52701 Y	154801	J N	N		186,000 Y

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Hague	25.4-1-5	1.04 ac 9556 Graphite Mtn Rd	210	07/26/19 Aylor, Kevin D	\$202,500 Lorell Ducati	133,800	\$260,800	0.6607 0.0436	52701 Y	154801	J	Y	N	272,000 Y
Hague	25.4-1-9.2	10.02 ac 9594 Graphite Mtn Rd	210	01/05/22 Ziemer, Andrew C	\$182,000 Brad Harrington	107,500	\$192,900	0.5907 -0.0264	52701 Y	154801	J	Y	N	191,000 Y
Hague	25.4-1-18.2	2.84 ac 175 Decker Hill Rd	210	09/07/21 Lawless, Brian P	\$269,000 Boyce Rawson	132,600	\$295,900	0.4929 -0.1242	52701 Y	154801	J	Y	N	324,000 Y
Hague	25.4-1-19	.37 ac 261 Decker Hill Rd	210	08/09/21 Smolinski, Michael R	\$15,000 Vicki Frasier	38,700	\$16,700	2.5800 1.9629	52701 Y	154801	J	N	N	64,000 Y
Hague	25.4-1-28	.86 ac 9702 Graphite Mtn Rd	210	02/28/22 Barber, Mark A	\$275,000 Elaine L Greeley Revocable T	82,000	\$288,800	0.2982 -0.3189	52701 Y	154801	J	Y	N	375,000 Y
Hague	25.4-1-35	1.07 ac 9735 Graphite Mtn Rd	210	07/31/20 Ambadjes, Christine	\$133,000 Julie Ann Myers	81,500	\$171,300	0.6128 -0.0043	52701 Y	154801	J	Y	N	164,000 Y
Hague	26.6-1-11	.52 ac 28 Forest Bay North	210	12/09/21 Swierczewski, Nina A	\$1,600,000 Linda Squillante	749,800	\$1,712,000	0.4686 -0.1485	52713 Y	154801	J	Y	N	1,728,000 Y
Hague	26.10-1-26	.73 ac 65 Friends Pt Dr N	260	11/18/19 Fuhrer, Jeffrey C	\$740,000 Susan Hope Miller	600,700	\$953,100	0.8118 0.1947	52713 Y	154801	J	Y	N	1,300,000 Y
Hague	26.10-1-28	2.19 ac 79 Friends Pt Dr N	210	12/15/20 Glentworth LLC	\$1,200,000 Dated May 14,2014 Declarati	1,028,600	\$1,461,600	0.8572 0.2401	52713 Y	154801	J	Y	N	1,486,000 Y
Hague	26.17-1-19	2.39 ac 89 Overbrook Rd	210	07/08/20 Marcy, Joan	\$112,500 Betty Mosley	155,300	\$144,900	1.3804 0.7633	52707 Y	154801	J	N	N	297,000 Y

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Hague	26.17-2-42.121	9110 Lakeshore Dr	210	07/15/20 Harrison, Mark J	\$350,000 Margaret Haskell	350,000	\$450,800	1.0000 0.3829	52713 Y	154801	J N	N		775,000 Y
Hague	26.18-1-3	.24 ac 9251 Lakeshore Dr	260	07/06/18 Sentinels 9251 LLC	\$262,000 Sandra J Rust	162,500	\$364,500	0.6202 0.0031	52711 Y	154801	J Y	N		437,000 Y
Hague	26.18-1-9	5.19 ac 9221 Lakeshore Dr	210	12/09/19 Droppo, Donald	\$975,000 Judith D Foster	840,000	\$1,255,800	0.8615 0.2444	52713 Y	154801	J Y	N		1,800,000 Y
Hague	26.18-1-16	.43 ac 9200 Lakeshore Dr	210	10/20/22 Richardson, Erick	\$1,350,000 Turnamian 2019 Family Trus	558,400	\$1,350,000	0.4136 -0.2035	52713 Y	154801	J Y	N		1,254,000 Y
Hague	42.-1-4.11	2.47 ac 806 Battle Hill Rd	270	05/31/22 Struggle Brothers, LLC	\$230,000 Nathan Laundree	134,900	\$234,600	0.5865 -0.0306	52701 Y	154801	J Y	N		217,000 Y
Hague	42.-1-26	6.30 ac 71 Dodd Hill Rd	210	08/09/19 Massaro, Carol Ann	\$308,000 Fred Bauer	192,200	\$396,700	0.6240 0.0069	52708 Y	154801	J Y	N		423,000 Y
Hague	42.-1-28.1	8.44 ac 124 Dodd Hill Rd	210	08/09/19 Kulek, Ilya	\$295,000 Robert Birkhahn	240,000	\$380,000	0.8136 0.1965	52709 Y	154801	J Y	N		375,000 Y
Hague	42.12-1-4	1.00 ac 15 Spring Rock Rd	210	09/09/21 Staab, Curtis Dean	\$702,100 Joseph W Hectus	329,000	\$772,300	0.4686 -0.1485	52711 Y	154801	J Y	N		722,000 Y
Hague	42.12-1-21.2	.29 ac 6 Lake Forest Ln	260	08/24/22 Krueger Revocable Tru	\$1,725,000 Joseph Romeo	640,000	\$1,725,000	0.3710 -0.2461	52713 Y	154801	J Y	N		1,791,000 Y
Hague	42.12-1-21.2	.29 ac 6 Lake Forest Ln	260	11/09/20 Romeo, Joseph	\$900,000 Robert L Basso	525,000	\$1,108,800	0.5833 -0.0338	52713 Y	154801	J N	N		1,791,000 Y

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522600 Hague	42.12-1-22	.22 ac 8960 Lakeshore Dr	210	08/28/19 FREMAR Properties, L	\$500,000 Judith A Basso	452,000	\$644,000	0.9040 0.2869	52711 Y	154801	J	Y	N	711,000 Y
522600 Hague	42.12-1-37	.98 ac 39 Pine Orchard Rd	210	09/01/21 Morton, Steven D	\$1,125,000 Susan A Cacici	386,400	\$1,237,500	0.3435 -0.2736	52711 Y	154801	J	Y	N	1,214,000 Y
522600 Hague	42.12-1-41	1.04 ac 53 Pine Orchard Rd	210	04/17/20 Spellman, Gary H	\$350,000 Doris M Moran	329,000	\$450,800	0.9400 0.3229	52711 Y	154801	J	Y	N	509,000 Y
522600 Hague	42.16-1-10	.21 ac 17 Lakeshore Hills Dr	210	11/04/19 Amontree, Denise M	\$220,000 Robert A Leiter	137,800	\$283,400	0.6264 0.0093	52709 Y	154801	J	Y	N	309,000 Y
522600 Hague	42.16-1-11	.22 ac 15 Lakeshore Hills Dr	260	08/17/22 Cook, Justin	\$277,500 Curtis Dean Staab	79,500	\$277,500	0.2865 -0.3306	52709 Y	154801	J	Y	N	263,000 Y
522600 Hague	42.20-1-13	.72 ac 20 Split Rock Rd	210	08/20/21 Lena, Jesse	\$220,000 Paul D Paparella	139,500	\$244,200	0.6341 0.0170	52701 Y	154801	J	Y	N	390,000 Y
522600 Hague	43.5-1-5	.11 ac 9823 Graphite Mtn Rd	210	08/20/19 Kuramoto-Pete, Karina	\$162,500 Robert C Keating	96,000	\$209,300	0.5908 -0.0263	52707 Y	154801	J	Y	N	201,000 Y
522600 Hague	43.5-1-23	.94 ac 10 Overbrook Rd	210	03/28/19 Behr, Mary	\$215,000 Jamie B Fitzgerald	126,700	\$284,300	0.5893 -0.0278	52707 Y	154801	J	Y	N	305,000 Y
522600 Hague	43.5-1-30	.26 ac 17 Overlook Ln	210	10/15/21 Tremewan, Casey B	\$598,500 William T Pannell	251,800	\$652,400	0.4207 -0.1964	52707 Y	154801	J	Y	N	650,000 Y
522600 Hague	43.5-1-32	.14 ac 9104 Lakeshore Dr	210	05/17/21 Two Hokies, LLC	\$710,000 George B Slywka	445,000	\$815,100	0.6268 0.0097	52713 Y	154801	J	Y	N	903,000 Y

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522600 Hague	43.5-1-53	.49 ac 9044-46 Lakeshore Dr	210	09/22/22 Reisman, Marc	\$1,387,500 Seth F Powell	714,000	\$1,387,500	0.5146 -0.1025	52713 Y	154801	J Y N			1,344,000 Y
522600 Hague	43.5-2-12.1	.26 ac 9842 Graphite Mtn Rd	210	07/16/20 Kratzel, Joseph Jr	\$455,000 Robert A Levenstien	315,300	\$586,000	0.6930 0.0759	52707 Y	154801	J Y N			579,000 Y
522600 Hague	43.13-1-4.1	1.11 ac 8896 Lakeshore Dr	280	12/19/19 LG Lakeshore, LLC	\$1,300,000 Robert J Warren	871,300	\$1,674,400	0.6702 0.0531	52713 Y	154801	J Y N			1,876,000 Y
522600 Hague	43.13-1-15	.35 ac 15 Robinhood Lakeside	210	08/12/20 Haq, Sabina	\$815,000 Susan Delarm Sandman	616,300	\$1,038,300	0.7562 0.1391	52713 Y	154801	J Y N			1,290,000 Y
522600 Hague	43.13-1-15	.35 ac 15 Robinhood Lakeside	210	08/15/22 Golub, Geraldine S	\$1,250,000 Mohammad Z Haq	616,300	\$1,250,000	0.4930 -0.1241	52713 Y	154801	J Y N			1,290,000 Y
522600 Hague	43.13-1-29	.08 ac 7 Bayberry Ln	210	06/30/22 Jesberger, Jaclyn	\$430,000 George A Stanford Irrevoc. Tr	167,600	\$434,300	0.3898 -0.2273	52711 Y	154801	J Y N			430,000 Y
522600 Hague	43.13-1-31.2	.37 ac 8 Bayberry Ln	260	10/31/18 Kelly, Patricia	\$329,000 Daniel C Hippe	202,000	\$449,200	0.6140 -0.0031	52711 Y	154801	J Y N			499,000 Y
522600 Hague	43.13-1-37	.14 ac 3 Cranberry Ln	260	12/07/22 Demeter, David	\$480,000 3 Cranberry Lane LLC	197,400	\$0	0.4113 -0.2058	52711 Y	154801	J Y N			480,000 Y
522600 Hague	43.13-1-42	.20 ac 11 Anchor Way	210	06/30/21 Hadley, James W	\$407,500 Barbara C Manley Irrevocable	185,200	\$462,100	0.4545 -0.1626	52711 Y	154801	J Y N			462,000 Y
522600 Hague	43.13-1-44	.19 ac 41 Bayberry Ln	210	05/27/21 Thomas, Matthew Ely	\$495,000 Michael J Conway Revocable	212,500	\$568,300	0.4293 -0.1878	52711 Y	154801	J Y N			575,000 Y

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Hague	43.13-1-51	.46 ac 9 Robinhood Dr	210	01/22/19 Leiter, Robert A	\$575,000 Julie A Cook	500,000	\$770,200	0.8696 0.2525	52711 Y	154801	J Y N			789,000 Y
Hague	43.13-1-54	.32 ac 11 Robinhood Dr	260	07/18/22 Chaconas, Shawn	\$530,000 Edward G Collett Trust	235,000	\$530,000	0.4434 -0.1737	52711 Y	154801	J Y N			529,000 Y
Hague	43.13-1-68	.48 ac 8893 Lakeshore Dr	210	06/29/20 Kenworthy, John R	\$415,000 Glenn Brownstein	285,000	\$534,500	0.6867 0.0696	52711 Y	154801	J Y N			574,000 Y
Hague	43.17-1-12	.07 ac 36 Springdale Manor Dr	260	12/18/19 Cuomo, Peter	\$518,000 Eric H Sills	227,200	\$667,200	0.4386 -0.1785	52711 Y	154801	J Y N			692,000 Y
Hague	59.-1-28.2	54.88 ac 248 Split Rock Rd	240	08/27/21 Stasio, Robert	\$509,000 John Mariano	245,000	\$565,000	0.4813 -0.1358	52701 Y	154801	J Y N			585,000 Y
Hague	59.8-1-2.2	2.64 ac 117 Split Rock Rd	260	05/07/18 Smalley, Zachary R	\$230,900 Raymond E Burnash	115,000	\$321,200	0.4981 -0.1190	52701 Y	154801	J Y N			319,000 Y
Hague	59.8-1-6	4.70 ac 8713 Lakeshore Dr	210	03/24/21 Cordwood LLC	\$425,000 Lois E Radke	145,600	\$499,800	0.3426 -0.2745	52709 Y	154801	J Y N			569,800 Y
Hague	59.20-1-32	2.16 ac 153 Terrace Rd	260	01/21/22 Goddard, William W	\$160,000 James M Braisted, James W	131,300	\$169,600	0.8206 0.2035	52708 Y	154801	J Y N			202,000 Y
Hague	60.5-1-14	.33 ac 31 Pine Cove Rd	210	11/24/20 Ingrey, David B	\$1,087,500 Cynthia L Ryther	720,000	\$1,339,800	0.6621 0.0450	52713 Y	154801	J Y N			1,426,000 Y
Hague	60.9-1-21	.55 ac 62 Bobkat Ln	210	05/04/18 Keith, Glenn J	\$562,000 William D Pittman	414,500	\$781,800	0.7375 0.1204	52711 Y	154801	J Y N			832,000 Y

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522600 Hague	60.9-1-22	.54 ac 54 Bobkat Ln	210	01/04/21 Cherubini, James	\$835,000 Edward F Konikowski, as Tru	509,000	\$1,005,300	0.6096 -0.0075	52711 Y	154801	J	Y	N	1,302,000 Y
522600 Hague	60.9-1-48	.48 ac 9 Bobkat Ln	210	02/09/18 Ball, David	\$700,000 A. Graham Bailey	506,600	\$973,700	0.7237 0.1066	52711 Y	154801	J	Y	N	1,111,000 Y
522600 Hague	60.9-1-50	.52 ac 8 Bobkat Ln	210	10/28/20 Marcus, Kevin	\$2,200,000 Kristin / Andrew Flint/Jones E	1,084,900	\$2,741,200	0.4931 -0.1240	52713 Y	154801	J	Y	N	2,815,000 Y
522600 Hague	60.13-1-7	1.03 ac 39 Red Fox Ln	210	09/09/22 39 Red Fox Lane LLC	\$3,950,000 Paul J Brauner	2,150,000	\$3,950,000	0.5443 -0.0728	52713 Y	154801	J	Y	N	3,950,000 Y
522600 Hague	60.13-1-10	.50 ac 55 Red Fox Ln	210	09/14/22 Walters, Russell	\$2,300,000 James Patrick Burt	864,500	\$2,300,000	0.3759 -0.2412	52713 Y	154801	J	Y	N	2,300,000 Y
522600 Hague	60.13-1-10	.50 ac 55 Red Fox Ln	210	08/23/21 Burt, James Patrick Sr	\$1,900,000 James W Modestino, Rev Trus	767,500	\$2,109,000	0.4039 -0.2132	52713 Y	154801	J	Y	N	2,300,000 Y
522600 Hague	60.13-1-23	.42 ac 22 Pudding Ln	210	12/07/18 Dollar, Michael A	\$670,000 Lee & Nellie Van Sickle, Revv	571,800	\$903,200	0.8534 0.2363	52712 Y	154801	J	Y	N	946,000 Y
522600 Hague	60.17-1-4	1.79 ac 2 Pudding Island Rd	210	02/28/22 Paulsen Family, Revoc	\$2,487,500 Anne-Louise Parlin	1,002,900	\$2,611,900	0.4032 -0.2139	52712 Y	154801	J	Y	N	3,331,000 Y
522600 Hague	60.17-1-10	1.22 ac 29 Nuthatch Ln	260	09/13/19 Brown, Andrew C	\$675,000 Winslow Cottage LLC	650,500	\$869,400	0.9637 0.3466	52712 Y	154801	J	Y	N	949,000 Y
522600 Hague	76.8-1-7.1	1.94 ac 8382 Lakeshore Dr	210	08/06/20 Kaiser, David F	\$1,075,100 Umbrellasba LLC	401,500	\$1,369,700	0.3735 -0.2436	52710 Y	154801	J	Y	N	1,400,000 Y

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522600 Hague	76.8-1-31	.52 ac 8349 Lakeshore Dr	260	09/15/21 Sheppard, James W	\$285,000 John L Trigilio	226,600	\$313,500	0.7951 0.1780	52708 Y	154801	J	Y	N	323,000 Y
522600 Hague	76.20-1-26	3.40 ac 8127 Lakeshore Dr	210	11/26/18 8127 Lake Shore Drive	\$243,250 Isinger,Trste Willia R Isinger,"	160,500	\$330,000	0.6598 0.0427	52708 Y	154801	J	Y	N	620,000 Y
522600 Hague	93.8-1-1	1.85 ac 8055 Lakeshore Dr	210	09/15/21 Marchetti, Thomas A	\$559,000 J Beverly Sann	435,200	\$614,900	0.7785 0.1614	52710 Y	154801	J	Y	N	703,000 Y
522600 Hague	93.12-1-9.11	1.36 ac 7942 Lakeshore Dr	210	12/03/20 Robins, David	\$3,495,000 Neil Rypkema	1,354,500	\$4,256,900	0.3876 -0.2295	52712 Y	154801	J	Y	N	4,257,000 Y
522600 Hague	93.12-1-17	.65 ac 115 Sabbath Day Pt. Rd	210	03/09/21 Rypkema, Neil	\$900,000 Suzanne C Peiffer	535,740	\$1,058,400	0.5953 -0.0218	52712 Y	154801	J	Y	N	1,117,000 Y
522600 Hague	93.12-1-18	.56 ac 7888 Lakeshore Dr	210	05/26/22 Miller, Donald	\$403,000 Bruce Ergood Revocable Tru	146,000	\$411,100	0.3623 -0.2548	52710 Y	154801	J	Y	N	417,000 Y
522600 Hague	93.16-1-8	1.35 ac 21 Carney Point Dr	210	06/24/20 21 Carney Point Partne	\$480,000 David L Barton	347,300	\$618,200	0.7235 0.1064	52710 Y	154801	J	Y	N	623,000 Y
522600 Hague	93.16-1-9	.33 ac 31 Carney Point Dr	210	05/28/21 Distinguished Home, B	\$315,000 Patricia A Griffith	204,900	\$361,600	0.6505 0.0334	52710 Y	154801	J	Y	N	369,000 Y
522600 Hague	93.16-1-16	.51 ac 71 Sabbath Day Pt Rd	210	08/30/19 Alfano, Francis J	\$450,000 Salvatore J De Martino	274,500	\$579,600	0.6100 -0.0071	52710 Y	154801	J	Y	N	611,000 Y
522600 Hague	93.16-1-22	.61 ac 61 Sabbath Day Pt Rd	210	05/25/21 Wolfe, Richard	\$680,000 Gale J Halm	459,800	\$780,600	0.6762 0.0591	52710 Y	154801	J	Y	N	790,000 Y

Real Property System
Sales Analysis Report

RPS395/V04/L001
Roll Year - 2023

Sales listed for Town of Hague - 522600

In Parcel ID Sequence

Median AV/SP Ratio: 0.6171 using AV at Sale

Sales have not been adjusted

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Hague	93.16-1-28	.56 ac 29 Sabbath Day Point Rd	210	09/16/20 Mathews, Donald M	\$600,000 Margaret E Neal	479,000	\$756,000	0.7983 0.1812	52710 Y	154801	J Y N			778,000 Y
Hague	93.16-1-29	.67 ac 35 Sabbath Day Pt Rd	210	10/16/20 McCravey, Martha	\$499,000 Christian W Parrott	278,300	\$621,800	0.5577 -0.0594	52710 Y	154801	J Y N			646,000 Y
Hague	93.16-1-47	1.63 ac 6 Carney Ln	210	04/30/21 Schutze, Jonathan M	\$850,000 Kathleen Chamberlain Romir	766,500	\$987,700	0.9018 0.2847	52712 Y	154801	J N N			1,186,000 Y
Hague	93.19-1-1	2.99 ac 7795 Lakeshore Dr	260	11/05/18 Hiawatha House LLC	\$375,000 Naomi Sadowsky	430,000	\$508,800	1.1467 0.5296	52712 Y	154801	J N N			708,000 Y
Hague	93.19-1-2	.09 ac 7796 Lakeshore Dr	210	06/06/18 Laing, Christopher J	\$829,000 Cynthia L Ryther	545,500	\$1,153,200	0.6580 0.0409	52712 Y	154801	J Y N			1,096,000 Y
Hague	93.19-1-22	1.11 ac 1 Spring Hill Ln	210	01/03/18 Yukhvid, Dmitriy	\$425,000 Frank J Rezac	299,000	\$591,200	0.7035 0.0864	52710 Y	154801	J Y N			607,000 Y