

Tioga County Valid Sales
01/01/2025 - 12/31/2025

Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
Barton	3	Ann	167.00-1-11.37	Mfg Housing	1904	3	2	0	1	9/8/2025	\$20,000	210
Barton	5	Cayuta	122.18-1-28.20	Old Style	968	2	1	0	0	7/7/2025	\$75,000	210
Barton		Collins Hill	123.00-1-5.2						10.27	5/23/2025	\$24,000	322
Barton		Collins Hill	123.00-1-5.2						10.27	8/29/2025	\$37,500	322
Barton	706	Dean Creek	100.00-2-11	Old Style	2192	4	1	1	50	10/3/2025	\$386,500	240
Barton	114	Dickerson	134.00-1-17	Ranch	1606	2	1	1	25.5	1/13/2025	\$357,000	240
Barton	115	Edgecomb Hill Road	111.00-2-4.20	Ranch	960	3	1	1	0.8	10/31/2025	\$215,000	210
Barton	120	Ellis Creek	168.00-1-16	Mfg Housing	1440	3	1	0	4.05	5/14/2025	\$146,000	210
Barton	2513	Ellis Creek	113.00-2-2.21	Ranch	960	3	1	0	41.34	1/23/2025	\$310,000	240
Barton	298	Ellis Creek	156.00-3-12.12	Ranch	1242	3	2	0	2.1	2/5/2025	\$320,000	210
Barton	340	Ellis Creek	156.00-3-11.12						2.59	4/1/2025	\$70,000	271
Barton	249	Ellison	122.00-2-8.12	Other Style	2908	5	2	1	55.37	12/15/2025	\$275,000	240
Barton	119	Ellistown	167.14-1-18.10	Bungalow	1029	1	1	0	1.3	12/22/2025	\$94,482	210
Barton	166	Emory Chapel	167.15-1-10	Ranch	1144	3	2	0	2.3	8/29/2025	\$180,000	210
Barton	138	Harding	134.00-1-38	Log Home	2597	4	3	0	30	11/19/2025	\$465,000	240
Barton	15	Kinney	157.08-1-2	Old Style	1280	3	1	0	0	8/7/2025	\$115,000	210
Barton		Kishpaugh	113.00-3-12						48	5/20/2025	\$337,500	105
Barton	1	Lyman	166.10-1-2	Old Style	1932	3	1	0	1.68	11/21/2025	\$280,000	210
Barton	258	Madigan	133.00-2-6.19						7.72	5/10/2025	\$38,000	314
Barton	313	Madigan	133.00-2-6.112	Old Style	960	1	1	0	3.03	1/10/2025	\$132,000	240
Barton	135	Middle	146.00-1-8	Old Style	1609	3	1	0	4	10/30/2025	\$120,000	210
Barton	1281	Oak Hill	124.00-2-4						31	5/20/2025	\$77,500	120
Barton	146	Oak Hill	146.19-1-1	Old Style	1368	4	1	0	0	6/19/2025	\$90,000	210
Barton	637	Oak Hill	135.00-1-7.12						2.46	5/19/2025	\$7,500	312
Barton	877	Oak Hill	124.00-2-18.12	Mfg Housing	1120	3	2	0	4	12/23/2025	\$37,504	210
Barton	54	Old Barton Road, Lot 32	157.00-1-32						0	9/17/2025	\$6,500	314
Barton	365	Parker	101.00-2-5	Old Style	1200	3	1	0	2.05	4/2/2025	\$125,000	210
Barton	430	Parker	101.00-2-8						1	7/7/2025	\$4,000	314
Barton	33	Pembleton	167.09-1-30						0.14	10/1/2025	\$17,000	270
Barton	462	Prospect Hill	113.00-2-15						50	5/20/2025	\$125,000	120
Barton	42	Ranch	145.00-1-42	Raised Ranch	1680	3	1	0	1.1	7/31/2025	\$197,100	210
Barton	109	Ridge	145.00-1-1.1	Old Style	2268	3	1	1	10.55	11/14/2025	\$120,000	240
Barton	172	Ridge	134.00-1-46.10	Ranch	1344	3	1	0	18.6	5/28/2025	\$275,000	240
Barton	177	Ridge	134.00-1-48	Ranch	1056	3	2	0	3.96	11/20/2025	\$271,000	210
Barton		Ridge	101.00-1-24.20						25.75	9/13/2025	\$52,000	323
Barton		Ridge Road E/S	123.00-1-3.112						17.83	12/10/2025	\$42,500	310
Barton	677	State Route 17C	167.00-1-14.10						1	2/6/2025	\$50,400	270
Barton	709	State Route 17C	168.00-1-9	Old Style	1785	3	1	0	0.5	8/6/2025	\$179,900	210
Barton	1572	State Route 34	122.00-2-3.20	Contemporary	2217	3	2	0	2.57	1/16/2025	\$230,000	210
Barton	1586	State Route 34	122.00-2-4	Bungalow	816	2	1	0	1.3	7/30/2025	\$26,000	210
Barton	999	State Route 34	133.00-1-25	Ranch	1122	2	1	1	1.73	4/8/2025	\$142,000	210
Barton	1063	Talmadge Hill South	167.00-1-3	Ranch	1888	3	2	0	4.85	6/16/2025	\$381,000	210
Barton	1092	Talmadge Hill South	167.00-1-4.21	Old Style	2092	3	1	1	2.12	5/21/2025	\$140,000	210
Barton	1245	Talmadge Hill South	156.00-1-19.10	Old Style	1152	1	1	0	3.27	8/15/2025	\$155,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

Barton	1554	Talmadge Hill South	145.00-1-15	Ranch	1384	3	1	0	2.15	1/16/2025	\$150,000	210
Barton	219	Talmadge Hill West	145.00-1-36						0.45	10/10/2025	\$95,000	270
Barton		Talmadge Hill West	145.00-1-55.10						56.6	9/18/2025	\$40,000	322
Barton		Talmadge Hill West	145.00-1-63						5	4/17/2025	\$20,000	322
Barton	41	Updyke	156.00-2-18.20	Colonial	2160	4	1	1	0	6/9/2025	\$52,000	210
Barton	1098	Walker Hill	155.00-1-21.30	Colonial	2918	4	4	0	5.34	2/18/2025	\$415,000	210
Barton	1098	Walker Hill	155.00-1-21.30	Colonial	2918	5	4	0	5.34	12/9/2025	\$475,000	210
Barton	679	Walker Hill	166.00-2-15	Ranch	1609	3	1	0	1.38	12/16/2025	\$200,000	210
Barton	28	Wilcox Estates	166.08-3-17						0.5	6/19/2025	\$44,000	311
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
Barton		Wilcox Estates	166.08-3-21						0.45	4/23/2025	\$37,000	311
Berkshire	189	Akins	31.00-2-2.3	Mfg Housing	1755	3	2	0	5	4/29/2025	\$67,000	210
Berkshire		Barnes Hill	24.00-1-13						10.4	9/5/2025	\$22,000	322
Berkshire	25	Depot	23.19-1-41	Old Style	2064	3	2	0	0	7/8/2025	\$90,000	210
Berkshire	296	Dimon	30.00-1-10.22	Colonial	2000	3	2	1	2	3/14/2025	\$425,000	210
Berkshire	408	East Berkshire	24.00-1-43	Split Level	1826	3	2	1	6	1/16/2025	\$275,000	210
Berkshire	352	Ford Hill	22.00-2-18.13	Colonial	3168	4	4	0	25	5/14/2025	\$615,000	242
Berkshire	691	Ford Hill	30.00-1-18.11	Mfg Housing	1008	2	2	0	4.44	4/15/2025	\$122,340	210
Berkshire	27	Glen	31.07-2-5	Old Style	2032	4	2	0	0	8/15/2025	\$145,000	210
Berkshire	157	Jewett Hill	23.00-1-15						0.6	8/27/2025	\$35,000	270
Berkshire	92	Jewett Hill	23.00-1-12						1.5	4/25/2025	\$20,000	270
Berkshire	90	Parsons Hill	32.00-1-4.2	Colonial	2112	4	1	1	25.5	10/24/2025	\$355,000	241
Berkshire	12810	Rt 38	15.00-1-15	Old Style	2378	3	1	1	8.77	5/23/2025	\$378,000	210
Berkshire	3632	Wilson Creek	32.00-1-18	Old Style	1560	3	1	0	1	6/5/2025	\$55,000	210
Berkshire		Wilson Creek	32.00-1-32.11						62.2	3/6/2025	\$125,000	105
CandorT	509	Anderson Hill	84.00-1-34.20						4.64	7/25/2025	\$43,000	270
CandorT	17	Bambi	49.00-1-21.28						0.61	4/17/2025	\$10,000	311
CandorT	29	Bambi	49.00-1-21.26	Ranch	1104	3	1	0	0.5	7/28/2025	\$180,000	210
CandorT	411	Cass Hill	81.00-1-9.10						3	3/3/2025	\$55,000	311
CandorT	35	Catatonk Creek	94.00-1-47.122	Ranch	1680	3	2	1	1.86	8/7/2025	\$275,000	210
CandorT	142	Chapel Hill	82.00-1-41	Cottage	1502	2	1	0	40.6	8/22/2025	\$605,000	242
CandorT	19	Cronk	72.00-1-47.10	Old Style	1984	6	1	0	6	11/12/2025	\$50,000	210
CandorT	22	Cronk	72.11-1-5						2.31	10/8/2025	\$26,000	311
CandorT	70	Dewey	71.00-1-1.22						2.52	9/25/2025	\$140,000	210
CandorT	72	Dominic	94.00-1-25.34	Mfg Housing	1620	3	2	1	10.32	3/12/2025	\$245,000	210
CandorT		Drybrook	37.00-1-14.20						25.41	2/25/2025	\$55,000	322
CandorT	249	Eiklor	93.00-1-49						4.56	7/11/2025	\$35,000	105
CandorT	21	Fawn	49.00-1-21.16						0.8	8/29/2025	\$30,000	311
CandorT	18	Honeypot	61.05-1-6.10	Old Style	2920	5	1	0	0.22	5/16/2025	\$150,000	210
CandorT	438	Honeypot	39.00-1-38.10	Ranch	1560	3	2	0	23.06	12/4/2025	\$288,659	242
CandorT	551	Honeypot	39.00-1-15	Log Home	1856	3	2	0	57.49	12/12/2025	\$470,000	242
CandorT	220	Howard Hill	73.00-1-37.11	Colonial	2403	3	2	0	1.2	5/23/2025	\$100,000	210
CandorT	233	Howard Hill	73.00-1-38.20	Mfg Housing	1456	3	2	0	8	8/13/2025	\$270,000	210
CandorT	1189	Ithaca	26.00-1-13	Ranch	1296	3	1	0	0.43	1/15/2025	\$151,500	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

CandorT	1373	Ithaca	18.00-1-50.111	Contemporary	1879	3	2	0	21.34	9/12/2025	\$500,000	242
CandorT	917	Ithaca	38.00-1-1.51	Dupelx	2768	6	3	0	1.61	10/28/2025	\$126,134	230
CandorT		Ithaca	27.00-1-95						10.18	2/18/2025	\$20,000	322
CandorT	15	Kelsey	72.11-1-2	Old Style	1430	3	1	0	0.92	9/12/2025	\$245,000	210
CandorT		Kelsey	72.11-1-3.10						4.82	7/28/2025	\$14,500	314
CandorT	21	Logan Hill	71.00-1-8.20	Mfg Housing	1848	3	2	0	1.35	12/15/2025	\$205,000	210
CandorT	534	Lower Fairfield	62.00-1-36	Ranch	1232	2	2	0	38	6/26/2025	\$375,000	242
CandorT	610	Lower Fairfield	62.00-1-15.112	Log Home	2400	3	2	0	46.6	1/30/2025	\$350,000	242
CandorT	610	Lower Fairfield	62.00-1-15.112	Log Home	2400	3	2	0	46.6	10/28/2025	\$475,000	242
CandorT	78	Lower Fairfield	73.00-1-24.112	Cottage	920	3	1	0	126.72	8/19/2025	\$215,000	260
CandorT		Melnyk	29.00-1-13						30	12/17/2025	\$90,000	322
CandorT	1095	Owego	94.00-1-25.10	Old Style	1844	5	1	0	1.87	8/26/2025	\$90,000	210
CandorT	1096	Owego	94.00-1-25.37	Mfg Housing	1344	3	1	1	1	2/26/2025	\$159,000	210
CandorT	570	Owego	72.15-1-22.112	Log Home	1495	2	1	0	1.15	1/30/2025	\$175,000	210
CandorT	570	Owego	72.15-1-22.112	Log Home	1495	2	1	0	1.15	7/13/2025	\$187,000	210
CandorT	626	Owego	72.19-1-17	Cottage	980	3	1	1	0.7	5/30/2025	\$110,000	210
CandorT	1564	Park Settlement	95.00-1-8.20	Mfg Housing	1680	3	2	0	0	8/29/2025	\$200,000	210
CandorT	515	Prospect Valley	27.00-1-20.1	Old Style	1204	3	1	0	33.47	10/15/2025	\$180,000	240
CandorT	410	Reservoir Hill	61.00-1-5.22	Old Style	954	2	0	0	1	2/7/2025	\$30,000	311
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
CandorT	410	Reservoir Hill	61.00-1-5.22						1	10/3/2025	\$29,500	311
CandorT		Reservoir Hill	61.00-1-2.10						77.92	5/1/2025	\$160,000	322
CandorT		Reservoir Hill	61.00-1-2.10						77.92	2/4/2025	\$160,000	322
CandorT	336	Roe	26.00-1-1.121	Old Style	2732	6	1	0	8.61	6/16/2025	\$75,000	210
CandorT	367	Roe	26.00-1-46.20	Ranch	1152	3	1	1	3.26	3/3/2025	\$262,650	210
CandorT		Roe	26.00-1-1.122						16.88	5/16/2025	\$30,000	322
CandorT	819	Spencer	70.00-1-7.20	Mfg Housing	1377	3	2	0	3.36	6/11/2025	\$125,000	210
CandorT	111	Tallow Hill	37.00-1-25.112	Log Home	864	3	1	0	8.42	10/8/2025	\$355,000	210
CandorT	279	Tholen	93.00-1-18	Colonial	1620	4	1	1	0.62	6/26/2025	\$165,000	210
CandorT	46	Tholen	93.00-1-35.20	Ranch	816	2	1	0	4	9/16/2025	\$180,000	210
CandorT	132	Willseyville	27.00-1-96						3.79	2/18/2025	\$11,000	322
CandorT	23	Willseyville	27.03-1-58.20	Old Style	1664	3	2	0	1.45	6/23/2025	\$199,000	210
CandorT	132	Wright	82.00-1-46.133						3	3/19/2025	\$30,000	314
CandorT	450	Wright	70.00-1-31	Old Style	1888	3	1	0	7.2	7/12/2025	\$72,500	210
CandorT	516	Wright	70.00-1-34.20	Mfg Housing	1680	3	2	0	1.94	7/28/2025	\$277,000	210
CandorT	63	Wright	82.00-1-45	Ranch	1232	3	1	0	1.88	6/26/2025	\$230,000	210
CandorV	117	Main	61.09-2-12	Old Style	2526	4	1	1	0	3/4/2025	\$280,000	210
CandorV	160	Owego	61.10-1-10	Ranch	1152	3	1	0	0.3	11/13/2025	\$132,500	210
CandorV	194	Owego	61.14-1-40	Old Style	1440	3	1	1	0	4/29/2025	\$150,000	210
CandorV	17	Spencer	61.09-1-18	Old Style	1776	4	1	0	0	11/17/2025	\$85,000	210
NicholsT		Davenport Hill	169.00-1-1						89	5/1/2025	\$123,000	322
NicholsT	223	Depot	149.00-1-27.22	Mfg Housing	1248	3	2	0	0.8	8/15/2025	\$133,000	210
NicholsT	660	Leasure Hill	169.00-1-30	Ranch	1680	3	1	1	1.03	2/7/2025	\$180,000	210
NicholsT	886	Main	170.00-2-6	Old Style	1090	2	1	1	0.74	5/15/2025	\$288,297	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

NicholsT		Moore Hill	160.00-1-17.111						8.04	9/13/2025	\$37,000	314
NicholsT	92	Pamela	149.13-1-19	Ranch	1092	3	1	0	0	5/6/2025	\$157,000	210
NicholsT	421	Quarry	138.00-1-10	Ranch	1482	2	1	0	0.73	2/3/2025	\$32,000	210
NicholsT	2066	Red Brush	160.00-1-21.42	Ranch	1344	3	1	1	2.67	9/9/2025	\$21,000	210
NicholsT	1678	River	158.00-3-32.30	Raised Ranch	1446	3	1	1	0.86	2/28/2025	\$220,000	210
NicholsT	2007	River	160.00-1-5.22	Old Style	2424	3	2	0	10	9/20/2025	\$450,000	240
NicholsT	2216	River	149.17-1-17	Ranch	988	2	1	0	0	12/17/2025	\$135,000	210
NicholsT	3440	River	158.00-3-46	Ranch	1318	2	1	0	1.1	5/7/2025	\$133,000	210
NicholsT	536	Ro-Ki	170.00-1-43	Old Style	1298	4	1	0	1	10/31/2025	\$80,000	210
NicholsT	1167	Sibley	172.00-1-11.2						2.14	8/14/2025	\$50,000	311
NicholsT	2286	Stanton Hill	139.00-1-10.40	Raised Ranch	1754	3	1	1	2.54	11/13/2025	\$180,000	210
NicholsT	3104	Sulphur Springs	150.00-1-55						41.7	3/6/2025	\$95,000	321
NicholsT		Sulphur Springs	150.00-1-21.12						3.6	7/1/2025	\$40,000	314
NicholsT	300	Sunnyside	159.00-2-41	Old Style	1092	4	3	0	2.14	4/10/2025	\$125,000	210
NicholsV	88	Kirby	159.19-2-30	Old Style	2030	4	2	0	0.33	9/26/2025	\$110,000	210
NicholsV	401	Main	170.07-1-31	Old Style	3020	3	2	1	1.49	6/23/2025	\$145,000	210
NicholsV	309	River	159.18-1-13	Old Style	1174	3	1	0	0	4/21/2025	\$106,000	210
NicholsV	355	River	159.18-1-10	Raised Ranch	912	3	1	0	0	4/10/2025	\$167,000	210
NicholsV	372	River	159.18-2-13	Old Style	1619	3	1	0	0.5	4/7/2025	\$10,000	210
NicholsV	372	River	159.18-2-13	Old Style	1619	3	1	0	0.5	9/11/2025	\$44,900	210
NicholsV	475	River	159.18-1-5	Old Style	1193	3	1	1	0	4/11/2025	\$38,000	210
NValleyT		Allison Hill	41.00-1-20.11						72	2/10/2025	\$180,000	105
NValleyT		Dalton Hill	54.00-2-1.10						25.9	12/9/2025	\$52,000	322
NValleyT	314	Davis Hollow	54.00-1-30.11	Raised Ranch	1292	2	2	0	1.4	4/3/2025	\$66,000	210
NValleyT	2955	Howard Hill	41.00-1-24.4	Cape Cod	1530	3	2	1	5	5/8/2025	\$192,000	210
NValleyT	2955	Howard Hill	41.00-1-24.4	Cape Cod	1530	3	2	1	5	12/10/2025	\$325,000	210
NValleyT	60	Howard Hill	64.07-1-2						0.46	10/2/2025	\$30,000	270
NValleyT	2962	Lamb	66.00-1-6.12	Ranch	1232	3	2	0	2.37	10/24/2025	\$60,000	210
NValleyT	38	Lane	54.00-2-32	Bungalow	576	1	1	0	0	3/7/2025	\$20,000	210
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
NValleyT	226	Miller	66.00-1-19.40	Colonial	1536	3	2	1	2.9	3/25/2025	\$135,000	210
NValleyT	419	Pump Hill	44.00-1-18	Mfg Housing	1056	3	1	0	0	7/24/2025	\$186,560	210
NValleyT	1000	Russell	77.00-2-6.22						2.22	10/23/2025	\$265,000	270
NValleyT	1079	S Ketchumville	44.00-1-32						1.64	10/1/2025	\$25,000	270
NValleyT	1153	S Ketchumville	44.00-1-33	Old Style	2568	4	1	0	25.69	10/22/2025	\$345,000	240
NValleyT	2842	Sherry Lipe	87.00-2-21	Old Style	1560	2	1	0	1.9	8/5/2025	\$20,000	210
NValleyT	512	Shirley	42.00-1-52	Ranch	1436	3	2	0	6.25	10/3/2025	\$331,250	210
NValleyT	609	Smokey Zimmer	66.00-1-2.10	Bungalow	768	2	1	0	3.2	5/28/2025	\$48,000	210
NValleyT	609	Smokey Zimmer	66.00-1-2.10	Bungalow	768	2	1	0	3.2	10/3/2025	\$84,538	210
NValleyT	6131	State Route 38	86.00-1-4	Raised Ranch	2000	3	1	0	0	8/14/2025	\$38,000	210
NValleyT	6629	State Route 38	75.00-1-17	Colonial	2396	4	2	0	1.18	6/19/2025	\$180,851	210
NValleyV	38	Elm	64.15-1-9	Old Style	2444	3	1	0	0.82	9/12/2025	\$229,000	210
NValleyV	13-15	Maple	64.15-2-29	Other Style	3833	5	3	0	0.41	10/9/2025	\$195,000	230
NValleyV	15	Rewey	64.19-3-3	Old Style	1914	3	1	0	0.27	10/16/2025	\$110,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

NValleyV	15	Whig	64.15-3-21	Old Style	2040	4	2	0	0	10/16/2025	\$120,000	220
NValleyV	36	Whig	64.15-2-18	Old Style	2082	3	1	1	0.31	12/4/2025	\$157,000	210
NValleyV	55	Whig	64.15-3-4	Old Style	1929	3	2	0	0	6/20/2025	\$106,500	220
OwegoT	1589	Allen Glen	118.00-2-1	Old Style	1888	4	3	0	11	6/25/2025	\$400,000	240
OwegoT	17	Alpine	154.13-1-16	Colonial	1736	3	1	1	0.34	3/19/2025	\$290,000	210
OwegoT	2	Azalea	154.17-1-57	Colonial	2268	4	3	1	0.68	12/30/2025	\$290,000	210
OwegoT	30	Azalea	154.18-1-6	Colonial	2400	3	2	1	3.21	2/11/2025	\$550,000	210
OwegoT	1512	Beach	152.00-1-12	Old Style	1344	3	1	0	2.5	1/31/2025	\$138,297	210
OwegoT	242	Beach	153.09-1-49	Ranch	1144	3	1	0	0.34	3/6/2025	\$86,512	210
OwegoT	178	Belknap	142.11-1-10	Old Style	1482	3	1	0	26.37	3/18/2025	\$140,000	240
OwegoT	9	Beth	153.12-2-7	Ranch	1008	3	1	0	0.35	4/21/2025	\$180,000	210
OwegoT	1419	Bornt Hill	132.10-1-6.1	Ranch	1524	4	3	0	1.6	1/30/2025	\$220,000	210
OwegoT	1914	Bornt Hill	132.00-1-26	Ranch	1288	3	1	0	3.1	4/12/2025	\$240,000	210
OwegoT	3627	Bornt Hill	131.00-1-20	Raised Ranch	2725	3	2	0	1.84	9/18/2025	\$325,000	220
OwegoT	138	Cafferty Hill	143.10-1-43	Ranch	960	3	1	0	0.5	2/4/2025	\$151,000	210
OwegoT	1695	Cafferty Hill	131.20-1-12	Raised Ranch	1610	3	1	1	1.92	10/23/2025	\$276,000	210
OwegoT	1989	Cafferty Hill	131.16-2-7	Contemporary	2387	3	2	0	1.3	7/28/2025	\$405,000	210
OwegoT	237	Cafferty Hill	143.10-1-26	Cape Cod	2061	4	2	1	0.57	8/20/2025	\$199,000	210
OwegoT	2494	Cafferty Hill	132.00-1-32	Old Style	1122	2	1	0	8.94	10/17/2025	\$40,500	210
OwegoT	583	Cafferty Hill	143.09-3-10	Ranch	1104	3	1	1	1.37	3/11/2025	\$225,000	210
OwegoT	600	Cafferty Hill	143.05-1-3.1	Old Style	1458	3	1	1	1.8	6/26/2025	\$140,000	210
OwegoT	674	Cafferty Hill	143.05-1-15	Colonial	2668	5	3	0	0.84	11/5/2025	\$230,000	210
OwegoT		Campville & Cafferty	131.16-2-6						1	8/26/2025	\$10,000	311
OwegoT	15	Canterbury	143.13-1-83	Ranch	1248	3	1	1	0.25	2/19/2025	\$215,000	210
OwegoT	9	Canterbury	143.13-1-86	Ranch	1400	4	2	0	0.25	12/20/2025	\$200,999	210
OwegoT	453	Carmichael Road	118.00-1-3.1	Raised Ranch	1950	3	2	0	5	5/21/2025	\$355,000	210
OwegoT	3	Cooper	142.18-2-15	Ranch	1245	3	1	0	0.4	6/26/2025	\$175,000	210
OwegoT	96	Cornell Hollow	98.00-1-14	Split Level	1396	3	1	1	0	3/14/2025	\$198,000	210
OwegoT	5	Courtly	118.15-1-85	Ranch	2287	6	3	1	1.15	9/30/2025	\$235,000	210
OwegoT	4	Crescent	154.09-3-32	Raised Ranch	1792	3	2	0	0.28	8/18/2025	\$220,000	210
OwegoT	4179	Day Hollow	120.00-1-16	Ranch	1484	3	2	0	1.36	9/11/2025	\$187,000	210
OwegoT	4875	Day Hollow	120.00-2-12.2	Old Style	2464	4	2	0	1.72	7/23/2025	\$255,000	210
OwegoT	148	Degroat	141.00-1-61	Old Style	2293	4	2	0	1.21	5/15/2025	\$199,900	210
OwegoT	10	Deming	142.15-1-19	Ranch	1104	3	1	0	0.3	9/22/2025	\$125,000	210
OwegoT	12	Deming	142.15-1-18	Split Level	1872	3	1	1	0.33	1/14/2025	\$192,000	210
OwegoT	17	Dorothy	153.16-1-25	Raised Ranch	1958	3	1	1	0.3	3/4/2025	\$275,000	210
OwegoT	17	Dover	143.13-1-8	Ranch	1300	3	1	1	0.36	6/11/2025	\$210,000	210
OwegoT	34	Dover	143.13-1-35	Ranch	3263	4	3	0	0.45	11/11/2025	\$324,900	210
OwegoT	33	Dover	143.09-1-54	Ranch	1410	3	2	0	0.5	5/5/2025	\$282,000	210
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
OwegoT		Dugan	109.00-2-33.11						57	1/17/2025	\$136,000	105
OwegoT		Dutchtown	87.00-1-47.2						6.84	9/16/2025	\$8,000	314
OwegoT	1797	East Campville	132.09-1-4.1	Contemporary	4810	4	3	1	25.46	10/24/2025	\$756,000	240
OwegoT	131	East River	139.00-2-5.4	Ranch	1352	3	2	0	9.59	4/1/2025	\$166,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

OwegoT	10	Eland	153.11-2-19	Raised Ranch	1792	4	2	0	0.37	2/18/2025	\$255,000	210
OwegoT	5	Elmwood	154.13-4-60	Colonial	1932	3	1	1	0.27	11/10/2025	\$302,500	210
OwegoT	1242	Forest Hill	141.19-1-1.1	Split Level	2456	4	2	1	4.5	2/19/2025	\$355,000	210
OwegoT	706	Forest Hill	141.11-1-11.11	Cape Cod	1638	4	2	0	2.25	7/29/2025	\$307,500	210
OwegoT	738	Forest Hill	141.11-1-11.2	Ranch	1962	4	2	0	1.83	10/8/2025	\$284,000	210
OwegoT	1166	Foster Valley	109.00-1-62	Colonial	3390	3	1	1	0.98	3/18/2025	\$345,000	210
OwegoT	4616	Foster Valley	87.00-1-53.34	Colonial	2032	4	2	1	2	10/16/2025	\$425,000	210
OwegoT	1387	Frank Mead	176.00-1-5.42	Cape Cod	2548	4	2	1	4.4	4/17/2025	\$380,000	210
OwegoT	45	Frederick	154.09-3-71	Ranch	1232	3	1	1	0.31	8/27/2025	\$295,000	210
OwegoT	57	Frederick	154.09-3-65	Raised Ranch	1779	3	2	0	0.36	6/27/2025	\$327,000	210
OwegoT	64	Frederick	154.09-1-38	Colonial	1752	4	3	0	0.4	12/4/2025	\$330,000	210
OwegoT	286	Gary	119.00-2-18.34	Colonial	3093	4	3	1	5.02	10/3/2025	\$530,000	210
OwegoT	5413	Gaskill	119.00-2-29	Colonial	2432	4	2	1	5.51	2/28/2025	\$218,302	210
OwegoT	78	Glann	154.13-1-13	Raised Ranch	2082	3	2	0	0.32	8/14/2025	\$270,000	210
OwegoT	201	Glenbrook	143.13-2-40	Ranch	917	3	1	1	0.3	4/17/2025	\$175,000	210
OwegoT	21	Griffin	154.05-1-49	Ranch	1108	3	1	0	0.28	8/20/2025	\$184,000	210
OwegoT	99	Hall	140.00-1-8.12	Ranch	1320	3	1	0	1.76	9/4/2025	\$185,000	210
OwegoT	16	Hilltop	154.13-3-38	Colonial	2184	4	2	1	0.31	11/18/2025	\$345,000	210
OwegoT	1089	Hilton	141.07-1-16.2	Ranch	2244	4	3	0	3.8	5/13/2025	\$350,000	210
OwegoT	26	Holiday	143.13-2-5	Split Level	1670	3	1	1	0.32	9/23/2025	\$260,000	210
OwegoT	17	Holmes	142.09-1-9	Ranch	997	2	1	0	0.33	4/25/2025	\$209,000	210
OwegoT	2804	Hullsville	97.00-1-21.24	Ranch	1344	3	1	0	5.29	3/14/2025	\$200,000	210
OwegoT	10	Jennifer	153.12-2-44	Raised Ranch	1008	3	2	0	0.25	4/24/2025	\$220,000	210
OwegoT		Kellam E/s	141.00-1-43.212						3.4	8/7/2025	\$16,000	311
OwegoT	20	King Point	118.14-1-40	Contemporary	2342	3	2	1	0.29	6/13/2025	\$441,000	210
OwegoT	37	King Point	118.14-1-34	Colonial	2186	4	2	2	0.47	5/16/2025	\$440,000	210
OwegoT		Kinney Road S/o	142.06-1-19						15.1	9/11/2025	\$33,220	105
OwegoT	1345	Lillie Hill	164.00-3-44	Ranch	1104	3	1	0	5.86	3/6/2025	\$165,000	210
OwegoT	389	Lillie Hill	164.00-2-11	Old Style	1081	2	1	0	1.2	4/22/2025	\$139,000	210
OwegoT	586	Lillie Hill	164.00-2-21.12	Cape Cod	1248	3	2	0	1.85	9/2/2025	\$350,000	210
OwegoT	2	Lincolnshire	119.17-1-70	Ranch	1196	3	2	0	0.34	8/25/2025	\$243,000	210
OwegoT	3	Lincolnshire	119.17-1-13	Ranch	1684	3	2	0	0.35	12/8/2025	\$164,000	210
OwegoT	1357	Lisle	118.11-1-15	Ranch	1288	3	2	0	0.27	8/26/2025	\$160,000	210
OwegoT	3825	Lisle	96.00-2-25	Ranch	1584	1	1	0	0.72	6/19/2025	\$125,000	210
OwegoT	6319	Lisle	86.00-2-54	Raised Ranch	2172	4	1	1	2.01	1/10/2025	\$234,000	210
OwegoT	6743	Lisle	86.00-2-29	Ranch	960	2	1	0	5.2	5/5/2025	\$215,000	210
OwegoT	797	Lisle	118.15-1-57	Ranch	1108	3	1	0	0.34	12/23/2025	\$222,500	210
OwegoT		Lisle	86.00-2-47						54.68	4/17/2025	\$115,000	322
OwegoT	159	Long Creek	164.05-1-3.74	Ranch	1680	3	2	1	1.13	6/24/2025	\$125,000	210
OwegoT	664	Long Creek	163.00-1-13	Ranch	1352	3	2	0	13	5/14/2025	\$290,000	240
OwegoT	68	Lori	153.16-1-2.29	Ranch	1468	3	3	0	0.25	11/24/2025	\$325,000	210
OwegoT	210	Main	142.13-1-1	Ranch	1204	3	2	1	3.7	6/17/2025	\$226,000	210
OwegoT		Marshland	131.17-2-13						2.3	3/28/2025	\$22,000	311
OwegoT		Marshland	131.17-2-13						2.3	10/9/2025	\$22,000	311
OwegoT	41	Maryvale	153.11-1-63	Colonial	2142	5	3	0	0.26	10/20/2025	\$399,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
OwegoT	43	Maryvale	153.11-1-75	Colonial	2520	4	3	0	0.39	1/24/2025	\$355,000	210
OwegoT	9	Maryvale	153.07-1-76	Raised Ranch	1612	3	2	0	0.31	6/23/2025	\$262,500	210
OwegoT	423	McFadden	153.11-1-19	Ranch	896	2	1	1	0.46	8/6/2025	\$191,500	210
OwegoT	917	McFall	153.09-2-32	Split Level	2398	3	3	0	1.34	1/17/2025	\$345,000	210
OwegoT	1273	McLean	96.00-1-14.11	Old Style	1852	3	1	0	37.3	10/7/2025	\$37,000	240
OwegoT		Montrose	162.00-2-26						83.67	10/17/2025	\$130,200	322
OwegoT	6	Oakland	118.15-1-34	Ranch	1484	3	2	0	0.9	3/11/2025	\$310,000	210
OwegoT	7	Overbrook	154.13-3-3	Colonial	1820	3	1	1	0.27	8/21/2025	\$330,000	210
OwegoT	3572	Pennsylvania	164.00-1-22	Ranch	1414	3	2	0	0.4	7/25/2025	\$288,000	210
OwegoT	3944	Pennsylvania	164.00-1-53.2	Ranch	1640	3	3	0	4	1/16/2025	\$372,164	210
OwegoT	691	Pennsylvania	153.05-3-22	Old Style	1524	3	1	0	0.29	6/26/2025	\$100,000	210
OwegoT	114	Pine Knoll	143.13-3-8	Split Level	1750	4	2	1	0.29	6/27/2025	\$275,000	210
OwegoT	119	Pine Knoll	143.09-4-15	Split Level	1623	3	1	1	0.27	5/7/2025	\$280,000	210
OwegoT	930	Pultz Hill	97.00-1-6	Ranch	1800	3	2	1	1	8/4/2025	\$302,000	210
OwegoT	4	Queenswood	119.17-1-41	Ranch	1350	3	2	0	0.34	7/16/2025	\$225,000	210
OwegoT	218	Ridgefield	143.09-3-29	Split Level	1572	4	1	1	0.25	6/3/2025	\$215,000	210
OwegoT	220	Ridgefield	143.09-3-30	Split Level	1297	3	1	1	0.25	6/27/2025	\$204,950	210
OwegoT	240	Ridgefield	143.09-3-3	Colonial	2576	4	2	1	0.24	6/3/2025	\$320,000	210
OwegoT	250	Ridgefield	143.09-1-13	Colonial	1632	4	1	1	0.22	4/11/2025	\$292,500	210
OwegoT	14	Riverview	154.05-2-32	Raised Ranch	1673	3	2	0	0.31	5/14/2025	\$230,000	210
OwegoT	10	Sequoia	154.14-1-11.3						39	5/15/2025	\$200,000	322
OwegoT	211	Shady Hill	153.12-1-33	Ranch	1360	3	1	0	0.61	11/6/2025	\$120,000	210
OwegoT	249	Shady Hill	153.12-1-31	Ranch	1120	3	1	0	0.61	5/23/2025	\$160,002	210
OwegoT	344	Shady Hill	153.11-1-31.12	Contemporary	2198	3	2	1	1.79	10/1/2025	\$285,000	210
OwegoT	4	Sherwood	142.12-2-1	Colonial	2654	5	2	1	0.29	3/27/2025	\$430,000	210
OwegoT	2156	South Apalachin	174.00-1-37	Ranch	1404	3	2	0	2.63	6/10/2025	\$325,000	210
OwegoT	2224	South Apalachin	174.00-1-6.13	Ranch	968	2	1	0	1.72	5/23/2025	\$253,000	210
OwegoT	8	Standish	153.06-2-49	Ranch	1182	3	1	1	0.36	1/17/2025	\$263,000	210
OwegoT	2343	State Route 17C	129.00-3-39	Cape Cod	2244	2	1	0	1.04	8/28/2025	\$275,000	210
OwegoT	2719	State Route 17C	129.00-3-24	Ranch	752	2	1	1	0.4	10/10/2025	\$169,000	210
OwegoT	4119	State Route 17C	130.00-1-61.1	Old Style	1800	4	1	0	6.16	2/14/2025	\$135,000	240
OwegoT	5849	State Route 17C	131.15-1-25	Cape Cod	1655	3	1	1	0.5	5/21/2025	\$217,500	210
OwegoT	6198	State Route 17C	131.18-1-12.2	Old Style	2209	5	2	0	0.33	6/20/2025	\$116,000	220
OwegoT	6550	State Route 17C	142.06-2-11	Ranch	1112	3	1	1	0.56	1/30/2025	\$139,000	210
OwegoT	9056-9076	State Route 17C	143.13-3-25	Ranch	3544	4	3	0	0.34	6/24/2025	\$165,000	230
OwegoT	1253	State Route 38	106.12-1-3	Old Style	2234	3	1	0	1.08	4/20/2025	\$145,000	210
OwegoT	4367	State Route 38	85.00-1-30	Old Style	1992	3	2	0	0.11	12/12/2025	\$155,000	210
OwegoT	4257	State Route 38B	87.00-1-9.3	Raised Ranch	2228	3	2	0	2	11/18/2025	\$285,000	210
OwegoT	27	Stephens	143.18-1-30	Cape Cod	1092	2	1	0	1.2	8/11/2025	\$51,500	210
OwegoT	21	Sunnyside	118.15-1-97	Ranch	1736	3	1	1	0.7	12/11/2025	\$227,000	210
OwegoT	15	Sunnyside Drive South	118.19-2-6	Colonial	2128	4	2	1	0.23	5/29/2025	\$318,000	210
OwegoT	302	Tara Lee	141.07-2-1	Ranch	2052	4	2	0	0.83	7/25/2025	\$201,030	210
OwegoT	341	Tilbury Hill	131.15-1-4	Ranch	976	2	1	1	1.43	5/8/2025	\$225,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

OwegoT	434	Tobey	154.10-1-3.2	Ranch	1739	3	3	0	13.91	6/4/2025	\$456,000	240
OwegoT	5	Tudor	143.13-1-62	Split Level	1782	4	1	1	0.2	8/9/2025	\$270,000	210
OwegoT	228	Valley View	142.20-1-17	Ranch	1033	3	1	0	0.53	11/20/2025	\$265,000	210
OwegoT	44	Valley View	142.19-2-12	Raised Ranch	1932	4	2	1	0.4	3/20/2025	\$265,000	210
OwegoT	2139	Waits	151.00-1-34.2	Ranch	910	2	1	1	2.1	2/6/2025	\$90,000	210
OwegoT	3360	Waits	161.00-1-63						8.53	1/29/2025	\$70,000	120
OwegoT	10	Watkins	142.09-1-20	Ranch	912	3	2	0	0.33	8/6/2025	\$163,000	210
OwegoT	2	Wellington	142.12-2-39	Colonial	2992	5	3	1	0.52	11/25/2025	\$320,000	210
OwegoT	2	Wellington	142.12-1-51	Ranch	1588	3	1	1	0.36	12/11/2025	\$235,000	210
OwegoT	4	Wellington	142.12-1-52	Colonial	2564	4	3	1	0.22	6/4/2025	\$315,000	210
OwegoT	364	West Creek	96.00-1-35	Old Style	1987	3	1	0	2.8	4/26/2025	\$165,000	210
OwegoT	101	Winchell	85.00-1-50.23	Split Level	2340	4	2	0	1.69	9/11/2025	\$305,000	210
OwegoV	32	Armstrong	128.12-2-46	Old Style	2368	4	2	1	0.3	9/11/2025	\$270,000	210
OwegoV	1	Charlotte	117.19-3-38	Ranch	1332	3	1	0	0.17	11/13/2025	\$190,000	210
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
OwegoV	105	Chestnut	128.08-3-86	Old Style	1488	3	1	0	0.51	5/28/2025	\$80,000	210
OwegoV	106	Chestnut	128.08-3-71	Old Style	1726	3	1	0	0.1	7/9/2025	\$90,000	210
OwegoV	133	Delphine	128.07-1-3	Old Style	1552	2	1	0	0.28	6/19/2025	\$93,340	210
OwegoV	527	East Main	118.18-1-2.3	Old Style	1469	2	1	1	0.41	7/8/2025	\$175,000	210
OwegoV	249	Erie	118.17-2-36	Old Style	1416	4	1	0	0.32	10/27/2025	\$145,000	210
OwegoV	21	Front	128.12-2-38	Old Style	2186	4	1	1	0.1	1/8/2025	\$193,617	210
OwegoV	234	Front	128.08-5-31	Old Style	1810	3	1	1	0.2	12/4/2025	\$206,185	210
OwegoV	271	Front	128.08-5-20.1	Colonial	3328	5	3	1	0.53	12/12/2025	\$409,270	210
OwegoV	340	Front	129.05-4-39	Old Style	2950	4	3	1	0.3	1/23/2025	\$355,000	210
OwegoV	373	Front	129.05-2-38	Old Style	4013	5	3	0	0.26	5/21/2025	\$183,334	230
OwegoV	6	Front	128.12-3-1	Old Style	1790	3	2	0	0.16	8/4/2025	\$200,000	210
OwegoV	69	Front	128.12-2-28	Old Style	1696	3	1	1	0.09	8/7/2025	\$243,000	210
OwegoV	76	Front	128.12-3-22	Old Style	2844	4	2	1	0.6	7/21/2025	\$320,000	210
OwegoV	17	George	117.19-1-9	Old Style	1942	3	2	0	0.2	1/8/2025	\$50,000	210
OwegoV	48	George	117.19-1-40	Old Style	1896	3	2	0	0.23	6/26/2025	\$120,212	210
OwegoV	10	John	129.05-4-6	Old Style	1486	3	1	1	0.2	4/11/2025	\$168,000	210
OwegoV	12	Knauf	128.16-2-14	Ranch	1320	2	1	0	0.61	1/31/2025	\$450,000	210
OwegoV	312	Lackawanna	129.09-1-14						0.69	1/29/2025	\$50,000	270
OwegoV	234	Main	128.08-5-3	Cape Cod	2121	4	2	0	0.4	11/3/2025	\$331,000	210
OwegoV	311	Main	129.05-1-50	Old Style	3424	4	3	1	0.46	6/6/2025	\$275,000	220
OwegoV	377	Main	129.05-1-64	Old Style	2542	4	2	0	0.33	1/7/2025	\$160,000	210
OwegoV	394	Main	129.05-2-21	Old Style	2504	4	2	0	0.34	11/3/2025	\$229,900	220
OwegoV	50	Main	128.12-2-5	Old Style	1872	3	2	0	0.38	1/24/2025	\$81,000	210
OwegoV	11	Orchard	129.09-2-27	Split Level	1603	4	1	1	0.19	1/13/2025	\$257,000	210
OwegoV	14	Orchard	129.09-2-37	Split Level	1351	3	1	1	0.2	9/16/2025	\$222,000	210
OwegoV	60	Paige	129.05-1-43	Old Style	1959	3	2	0	0.12	1/29/2025	\$107,500	220
OwegoV	64	Paige	129.05-1-42	Old Style	2445	4	2	0	0.1	3/31/2025	\$52,000	220
OwegoV	75	Paige	128.08-4-18.1	Old Style	1344	2	1	1	0.05	4/28/2025	\$78,000	210
OwegoV	83	Paige	117.20-3-40	Old Style	1878	3	2	0	0.08	10/30/2025	\$70,000	220

Tioga County Valid Sales
01/01/2025 - 12/31/2025

OwegoV	225	Prospect	118.17-1-7	Old Style	970	2	1	0	0.1	1/21/2025	\$90,425	210
OwegoV	136	Southside	129.09-2-16	Cape Cod	1146	2	1	0	0.3	10/15/2025	\$100,000	210
OwegoV	146	Southside	129.10-1-3.1	Ranch	1572	4	1	1	0.48	8/25/2025	\$206,700	210
OwegoV	94	Southside	128.16-1-2	Old Style	1587	2	1	1	0.25	2/12/2025	\$75,000	210
OwegoV	63	Spencer	128.08-4-37	Old Style	2112	3	2	0	0.15	2/7/2025	\$153,000	210
OwegoV	5	Spruce	117.19-1-66	Old Style	1927	4	2	0	0.2	9/26/2025	\$20,000	210
OwegoV	135	Talcott	117.19-1-77	Old Style	1896	4	2	0	0.26	2/6/2025	\$150,000	220
OwegoV	94	Talcott	117.19-2-14	Old Style	1348	3	1	0	0.1	10/8/2025	\$129,000	210
OwegoV	1	Temple	128.08-1-52	Old Style	1554	3	1	1	0.06	4/2/2025	\$164,000	210
OwegoV	22-24	Temple	128.08-1-42	Old Style	2584	5	4	0	0.12	7/1/2025	\$90,000	411
OwegoV	8	Temple	128.08-1-38	Old Style	1573	3	1	1	0.16	10/30/2025	\$90,000	210
OwegoV	4	Winey Wood	129.09-3-15	Contemporary	2392	4	2	1	0.21	4/4/2025	\$340,000	210
Richford		Barden	6.00-1-3.22						62.93	5/22/2025	\$103,000	322
Richford	230	Perry	15.00-2-3.1	Colonial	2080	4	1	0	7.67	8/20/2025	\$155,000	210
Richford		Perry	15.00-2-3.2						7.67	2/13/2025	\$15,000	314
Richford	604	Popple Hill	12.00-1-36	Cape Cod	3072	3	2	0	80.37	7/15/2025	\$255,000	242
Richford	1741	Route 79	8.00-1-25	Ranch	968	4	1	0	1.9	10/6/2025	\$45,000	210
Richford	210	Route 79	5.00-1-29.11	Ranch	924	2	1	0	5.07	9/5/2025	\$108,000	210
Richford		Route 79	5.00-1-35.20						3.15	3/2/2025	\$12,000	314
Richford	13147	State Route 38	11.00-1-33	Old Style	3170	5	3	2	2.2	10/28/2025	\$215,000	210
SpencerT	23	Aman	46.10-1-27	Mfg Housing	960	3	2	0	1.14	5/9/2025	\$120,000	210
SpencerT	529	Candor	69.00-2-8	Old Style	1410	3	1	1	1	2/26/2025	\$140,000	210
SpencerT	591	Candor	69.00-2-10.10	Ranch	1488	3	2	0	17.3	9/15/2025	\$291,000	280
SpencerT	656	Candor	58.00-1-57.10	Old Style	1937	3	2	0	5.79	9/29/2025	\$233,200	210
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
SpencerT		Candor	59.00-1-38						5	12/2/2025	\$16,000	314
SpencerT		coy hill	46.00-1-6.11						82.1	1/30/2025	\$130,000	322
SpencerT	665	Crumtown	47.00-1-23.11	Cottage	1632	2	1	0	2.24	6/11/2025	\$179,000	210
SpencerT	610	Dawson Hill	58.00-1-23	Colonial	1250	3	1	1	5	5/23/2025	\$285,310	210
SpencerT	137	East Hill	69.00-1-1.12	Old Style	1330	2	1	0	5	12/9/2025	\$136,000	210
SpencerT	18	Eleanor	57.10-1-33	Ranch	950	2	1	0	0.52	10/21/2025	\$111,200	210
SpencerT	25	Eleanor	57.10-1-25	Ranch	1000	3	1	0	0.46	2/28/2025	\$189,900	210
SpencerT	170	Fisher settlement	46.00-1-76						41.39	11/3/2025	\$100,000	322
SpencerT		Gay Hill	70.00-2-28.10						42	5/20/2025	\$110,000	312
SpencerT	452	Hagadorn Hill	92.00-1-9.20	Ranch	2184	3	2	0	20	1/8/2025	\$100,000	242
SpencerT	452	Hagadorn Hill	92.00-1-9.20	Ranch	2184	3	2	0	20	7/29/2025	\$175,000	242
SpencerT		Hathaway Hill	90.00-1-10.20						39.77	9/26/2025	\$80,000	322
SpencerT		Hulbert Hollow	35.00-1-27.111						2.08	5/19/2025	\$30,000	314
SpencerT		Hulbert Hollow	46.00-1-11.112	Old Style	1600	3	1	0	1.02	4/14/2025	\$172,000	210
SpencerT	1085	Ithaca	35.00-2-2	Ranch	1725	3	2	1	7.11	10/8/2025	\$210,000	210
SpencerT	594	Ithaca	46.00-1-14						103.15	8/1/2025	\$100,000	322
SpencerT		Lang	48.00-1-9						175	10/16/2025	\$300,000	322
SpencerT	14	Linda	57.10-1-10	Raised Ranch	1720	3	2	0	0.47	10/31/2025	\$120,000	210
SpencerT	236	Main	57.00-1-41						0.2	1/13/2025	\$84,800	314

Tioga County Valid Sales
01/01/2025 - 12/31/2025

SpencerT	309	Michigan Hollow	35.00-2-37	Contemporary	1828	1	1	0	29.75	6/23/2025	\$462,000	242
SpencerT		Sabin	68.00-1-59.1						22.35	11/29/2025	\$40,000	322
SpencerT	41	Signor Hill	35.00-2-36.22	Cottage	1200	2	1	0	1	1/3/2025	\$265,000	210
SpencerT		Signor Hill	35.00-2-36.21						9.72	1/3/2025	\$25,000	312
SpencerT	212	South Hill	79.00-1-28	Ranch	1344	3	2	0	1	7/10/2025	\$188,000	210
SpencerT		State Route 96	69.00-1-9.112						3.78	10/21/2025	\$85,000	312
SpencerT	18	Tallow Hill	59.00-1-51.20						0.49	2/5/2025	\$35,000	270
SpencerT	768	Washburn	46.00-1-10.23						6.75	9/25/2025	\$177,000	312
SpencerV	51	Acadmey	68.11-1-2	Old Style	2466	4	2	0	0.74	9/26/2025	\$199,900	210
SpencerV	17	Harrison	68.07-2-54.10	Old Style	2000	3	2	0	0.5	8/8/2025	\$259,000	210
SpencerV	160	Main	57.19-1-18.10	Cape Cod	1577	2	1	0	0.5	3/18/2025	\$230,000	210
SpencerV	144	North Main	57.19-1-13	Cape Cod	1558	2	1	1	0.51	10/15/2025	\$265,000	210
SpencerV	170	Railroad Ave.	68.06-1-17	Ranch	1864	3	3	0	12.1	12/9/2025	\$400,000	242
Tioga	75	Ayres	159.00-3-22	Old Style	2048	3	2	0	0	2/24/2025	\$200,000	210
Tioga	148	Ballou	117.00-1-14.80	Ranch	1040	3	1	0	0	12/9/2025	\$182,000	210
Tioga	154	Catlin Hill	127.00-1-22.20	Old Style	1872	4	1	0	67.2	3/25/2025	\$800,000	112
Tioga	300	Catlin Hill	127.00-1-12.20	Raised Ranch	1752	3	1	1	0	10/31/2025	\$275,000	210
Tioga	115	Depew	159.00-3-2.10	Ranch	1008	3	1	0	1.5	7/25/2025	\$180,000	210
Tioga	30	Diamond Valley	137.00-2-27	Cape Cod	1470	3	1	1	1.13	7/28/2025	\$150,000	210
Tioga	250	Drybrook	137.00-2-11.20						6.2	3/28/2025	\$26,500	314
Tioga	267	Drybrook	137.00-2-11.42	Log Home	1512	2	1	1	5.23	6/5/2025	\$200,000	210
Tioga	102	Fred Catlin	116.00-1-7.21	Log Home	1800	3	2	0	37.54	7/21/2025	\$435,000	240
Tioga	108	Fred Catlin	116.00-1-7.22	Log Home	1232	2	1	0	2.46	10/29/2025	\$252,000	210
Tioga	111	Frost Hollow	114.00-1-24.40	Raised Ranch	1920	3	2	0	5.75	9/15/2025	\$200,000	210
Tioga	173	Glenmary	127.00-2-12.30	Colonial	1997	3	2	1	1.5	10/29/2025	\$267,000	210
Tioga	41	Glenmary	127.19-1-10	Raised Ranch	1884	3	2	1	0	8/15/2025	\$90,000	210
Tioga	423	Glenmary	128.06-1-8	Ranch	2116	4	2	2	0.58	9/9/2025	\$225,000	210
Tioga	423	Glenmary	128.06-1-4	Ranch	1128	3	1	0	1.3	12/11/2025	\$149,000	210
Tioga	558	Glenmary	117.19-4-5	Cottage	520	1	1	0	0.2	12/4/2025	\$70,000	210
Tioga		Glenmary	128.09-1-76						0	9/4/2025	\$1,000	311
Tioga	206	Guiles	115.00-2-6.20						0	8/14/2025	\$20,000	270
Tioga	1324	Halsey Valley	103.00-2-14	Ranch	960	2	1	0	14	8/18/2025	\$279,900	210
Tioga	1552	Halsey Valley	103.00-2-3.112	Ranch	676	2	1	0	46.62	10/29/2025	\$95,000	240
Tioga	14	Lynn	117.00-1-51	Ranch	1824	3	2	1	1.4	6/13/2025	\$248,000	210
Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
Tioga	23	Lynn	117.00-1-47	Ranch	1688	3	2	1	1.65	10/30/2025	\$230,000	210
Tioga	26	Lynn	117.00-1-53	Ranch	1260	3	1	0	0.63	6/27/2025	\$216,500	210
Tioga		Lynn	117.00-1-46						1.8	4/10/2025	\$3,300	311
Tioga	237	Spaulding Hill	105.00-2-11	Old Style	2092	3	1	0	2.35	5/8/2025	\$227,000	210
Tioga	286	Spaulding Hill	105.00-2-12	Raised Ranch	1002	3	1	0	0.83	1/21/2025	\$154,255	210
Tioga	2999	State Route 17C	148.12-1-5	Ranch	1780	3	2	0	0	4/18/2025	\$235,000	210
Tioga	3049	State Route 17C	148.08-1-21	Old Style	1032	2	1	0	0	3/10/2025	\$42,500	210
Tioga		State Route 17C	147.00-1-15.30						27.3	6/2/2025	\$180,000	322
Tioga	33	Vanderkarr	158.00-1-5.112	Mfg Housing	936	2	1	1	1.18	10/14/2025	\$140,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

Tioga	360	Whitcomb	136.00-2-22	Old Style	1376	2	1	0	2.1	2/26/2025	\$72,164	210
Waverly	37	Ball	166.12-1-8.10	Ranch	1974	3	1	0	0.34	4/2/2025	\$220,000	210
Waverly	29	Cadwell	166.15-4-51	Old Style	2388	5	2	0	0.18	11/13/2025	\$180,000	210
Waverly	33	Cadwell	166.15-4-49	Old Style	1376	3	1	1	0	7/23/2025	\$175,000	210
Waverly	435	Cayuta	166.20-1-21	Old Style	1668	3	1	1	0	10/7/2025	\$141,522	210
Waverly	491	Cayuta	166.16-3-64	Old Style	2144	3	1	1	0.4	2/11/2025	\$10,000	210
Waverly	495	Cayuta	166.16-3-62	Old Style	2180	3	3	0	0.47	5/28/2025	\$150,000	220
Waverly		Cayuta	166.12-2-15						0.9	4/21/2025	\$5,000	311
Waverly	612	Cayuta Avenue	166.12-3-32	Old Style	2496	5	2	0	0	9/26/2025	\$85,000	220
Waverly	102-1/2	Center	166.15-3-25	Old Style	3092	6	2	0	0.2	9/30/2025	\$172,500	220
Waverly	105	Center	166.15-3-42	Old Style	1610	4	1	1	0	7/17/2025	\$89,000	210
Waverly	107	Center	166.15-3-41	Old Style	1139	2	1	0	0	11/13/2025	\$47,000	210
Waverly	121	Chemung	166.18-2-15	Old Style	2336	4	2	0	0.21	3/24/2025	\$120,000	220
Waverly	324	Chemung	166.15-7-11	Old Style	2522	4	2	0	0	12/11/2025	\$215,000	210
Waverly	326	Chemung	166.15-7-12	Old Style	2311	4	1	1	0	8/4/2025	\$67,000	210
Waverly	330	Chemung	166.15-7-14	Old Style	2756	3	2	1	0	7/22/2025	\$275,000	210
Waverly	416	Chemung	166.16-2-7	Old Style	4236	5	2	1	1.3	4/9/2025	\$388,000	210
Waverly	7	Chemung	166.12-2-9.10	Old Style	1128	3	1	0	0	8/29/2025	\$130,000	210
Waverly	434	Clark	166.19-2-82	Old Style	2136	4	1	0	0	2/4/2025	\$178,600	210
Waverly	437	Clark	166.19-1-11	Old Style	1382	2	1	0	0.1	9/25/2025	\$65,000	210
Waverly	522	Clark	166.15-5-61	Old Style	1804	3	1	0	0	8/20/2025	\$165,000	210
Waverly	553	Clark	166.15-1-60	Old Style	1938	4	1	0	0.2	12/5/2025	\$110,000	210
Waverly	203	Clinton	166.15-2-36	Old Style	1352	4	1	1	0	7/15/2025	\$163,240	210
Waverly	128	Elm	166.16-2-45	Old Style	1722	6	2	0	0.25	3/19/2025	\$20,000	220
Waverly	484	Fulton	166.15-5-26	Old Style	2900	3	1	1	0.2	7/9/2025	\$239,500	210
Waverly	487	Fulton	166.15-5-47	Old Style	1484	5	2	0	0	3/28/2025	\$135,000	210
Waverly	497	Fulton	166.15-5-42	Old Style	2464	4	3	0	0.12	4/23/2025	\$143,000	230
Waverly	532	Fulton	166.15-1-29	Bungalow	926	2	1	0	0	6/16/2025	\$95,000	210
Waverly	538	Fulton	166.15-1-32	Old Style	1616	5	2	0	0	1/14/2025	\$100,000	220
Waverly	13	Ithaca	166.16-3-31	Ranch	1344	3	2	0	0.15	10/17/2025	\$181,000	210
Waverly	6	Ithaca	166.16-2-10	Old Style	1824	4	1	1	0	1/22/2025	\$79,900	210
Waverly	12	Lincoln	166.15-7-30	Old Style	1396	3	2	0	0	11/13/2025	\$39,000	210
Waverly	417	Loder	166.19-1-41	Old Style	1312	3	1	0	0	8/7/2025	\$95,000	210
Waverly	418	Loder	166.19-1-26	Old Style	1194	3	1	0	0.14	6/13/2025	\$113,300	210
Waverly	421	Loder	166.19-1-39	Old Style	1620	3	1	1	0	5/12/2025	\$112,000	210
Waverly	431	Loder	166.19-1-35	Old Style	1874	3	1	1	0.1	3/10/2025	\$75,000	210
Waverly	32	Lyman Avenue	166.11-1-55	Old Style	2066	3	1	1	0.41	6/26/2025	\$175,000	210
Waverly	34	Orchard	166.15-6-4						0	11/17/2025	\$125,000	311
Waverly	35	Orchard	166.15-2-31	Old Style	1152	3	1	0	0.14	5/28/2025	\$110,000	210
Waverly	121	Park Place	166.16-2-19	Old Style	1296	4	1	1	0.2	10/14/2025	\$185,000	210
Waverly	423	Pennsylvania	166.19-3-18	Old Style	2296	4	3	0	0	7/17/2025	\$110,000	220
Waverly	427	Pennsylvania	166.19-3-16	Old Style	2330	3	2	0	0	3/5/2025	\$140,000	210
Waverly	446	Pennsylvania	166.19-4-86	Old Style	2151	4	1	1	0	12/13/2025	\$140,000	210
Waverly	13	Pine	166.18-3-37	Bungalow	1142	3	1	0	0.1	11/12/2025	\$115,000	210

Tioga County Valid Sales
01/01/2025 - 12/31/2025

Town	Hse #	Street	Tax Map	Style	Sq Ft	Br	Bath	.5 Bath	Acres	Sale Date	Sale Price	Prop Class
Waverly	4	Pine	166.18-3-31	Old Style	1770	3	2	0	0	10/22/2025	\$125,000	220
Waverly	40	Pine	166.18-2-29	Raised Ranch	1216	2	1	0	0	5/23/2025	\$222,450	210
Waverly	47	Pine	166.14-1-41	Old Style	1212	3	1	1	0.44	7/31/2025	\$215,000	210
Waverly	112	Providence	166.19-4-60	Old Style	1936	3	2	0	0.09	4/9/2025	\$185,000	220
Waverly	429	Spaulding	166.19-4-16	Old Style	1464	3	1	1	0.08	12/3/2025	\$164,300	210
Waverly	30	Spring	166.11-1-31	Old Style	1410	3	1	1	0	7/1/2025	\$134,600	210
Waverly	88	Spring	166.16-1-4	Ranch	1520	3	2	0	0.48	6/16/2025	\$257,000	210
Waverly	89	Spring	166.12-1-18	Old Style	1508	2	1	1	0.18	3/31/2025	\$228,723	210
Waverly	97	Spring	166.12-2-6	Old Style	1250	3	1	1	0	4/30/2025	\$179,000	210
Waverly	12	Tioga	166.19-3-76	Old Style	1872	4	1	1	0	5/30/2025	\$169,200	210
Waverly	15	Tioga	166.19-3-80	Old Style	1360	3	1	1	0	1/9/2025	\$20,000	210
Waverly	102	Tracy	166.18-1-31.10	Cape Cod	2866	3	2	1	1.1	12/27/2025	\$390,000	210
Waverly	107	Tracy	166.18-1-10	Old Style	2583	4	3	0	1.15	4/10/2025	\$316,000	210
Waverly	112	Tracy	166.18-1-13.10	Raised Ranch	2112	4	2	1	0	10/22/2025	\$330,000	210
Waverly	460	Waverly	166.19-3-88	Old Style	2200	4	2	0	0	1/15/2025	\$65,000	220
Waverly	523	Waverly	166.15-1-13	Bungalow	840	2	1	0	0	10/21/2025	\$154,000	210
Waverly	534	Waverly	166.15-2-1	Old Style	1520	4	1	1	0.5	11/4/2025	\$210,000	210
Waverly	118	Wilbur	166.11-3-11	Old Style	2250	5	1	0	0	3/27/2025	\$55,000	210
Waverly	118	Wilbur	166.11-3-11	Old Style	2250	5	1	0	0	11/17/2025	\$68,500	210
Waverly	214	William	166.15-3-12	Old Style	1690	3	2	1	0.17	1/21/2025	\$195,000	210