

Town	School District	Tax Map #	Street #	Street Name	Property Class			Sale Date	Total		Assmt. / Sale Price Ratio
					Front Feet	Depth	Acreage	Description (at time of sale)	Assessment	Sale Price	
Harpersfield	Jefferson	12.-2-8	449	WOOD DRIVE	0	0	1.50	VAC W/IMPRV	7/14/2023	\$3,630	\$1,000 363.00
Harpersfield	Charlotte Valley	11.-3-10	V/L	QUAKER HILL ROAD	0	0	5.08	RURAL VAC<10	9/22/2023	\$4,840	\$13,000 37.23
Harpersfield	South Kortright	52.-1-3.61		WHISKEY HOLLOW RD	0	0	5.00	RURAL VAC<10	12/16/2023	\$4,840	\$13,123 36.88
Harpersfield	Jefferson	5.-1-6.1		WOODCHUCK RUN	0	0	3.34	ABANDONED AG	2/16/2024	\$4,235	\$13,400 31.60
Harpersfield	Stamford	40.-3-18	26020	STATE HIGHWAY 23	135	110	0.00	1 FAMILY RES	3/20/2024	\$25,300	\$15,000 168.67
Harpersfield	Stamford	28.-2-55.2		FENN ROAD	0	0	7.01	ABANDONED AG	4/25/2024	\$5,445	\$15,000 36.30
Harpersfield	Charlotte Valley	11.-1-55		SOUTH WORCESTER HILL ROAD	0	0	6.40	VAC W/IMPRV	6/20/2024	\$7,040	\$17,510 40.21
Harpersfield	Jefferson	12.-1-8	1805	CHAMPLIN RD	852	0	5.30	VAC W/IMPRV	9/22/2023	\$18,500	\$46,500 39.78
Harpersfield	Stamford	39.-1-2.2	24352	STATE HIGHWAY 23	0	0	19.90	1 FAMILY RES	7/27/2023	\$31,330	\$135,000 23.21
Harpersfield	Jefferson	27.-1-35.3	1296	HARPER ROAD	0	0	2.70	1 FAMILY RES	10/18/2023	\$35,200	\$135,000 26.07
V. Stamford	Stamford	54.5-7-3	2 1/2	LAKE ST	110	214	0.50	HEALTH BLDG	11/21/2023	\$47,300	\$150,000 31.53
V. Stamford	Stamford	41.17-10-1.2	166	WEST MAIN STREET	0	0	0.70	1 FAMILY RES	6/20/2024	\$46,200	\$160,000 28.88
V. Stamford	Stamford	54.5-4-16	3	RIVER STREET	105	101	0.14	2 FAMILY RES	10/6/2023	\$36,850	\$160,000 23.03
Harpersfield	Stamford	28.-1-9.5	168	HORNBECK RD	0	0	5.79	MFG HOUSING	7/31/2023	\$19,400	\$163,500 11.87
V. Stamford	Stamford	54.5-5-15.11	30	RIVER STREET	130	210	0.00	1 FAMILY RES	2/9/2024	\$33,300	\$195,000 17.08
V. Stamford	Stamford	54.5-3-13	148	WEST MAIN STREET	0	0	1.10	1 FAMILY RES	12/18/2023	\$53,850	\$245,000 21.98
Harpersfield	Jefferson	19.-1-2.112	3950	COUNTY HWY 29	0	0	121.63	VAC FARMLAND	5/29/2024	\$29,434	\$300,000 9.81
V. Stamford	Stamford	54.5-6-4	137	W MAIN ST	116	110	0.25	1 FAMILY RES	9/5/2023	\$24,500	\$340,000 7.21
Harpersfield	Stamford	28.-1-9.1	250	HORNBECK ROAD	0	0	15.60	RURAL RES	11/8/2023	\$36,650	\$347,000 10.56
Harpersfield	South Kortright	52.-1-10		TRUAX RD	0	0	115.20	VAC W/IMPRV	11/22/2023	\$34,628	\$351,000 9.87
V. Stamford	Stamford	41.17-3-1	2	MAPLE AVENUE	0	0	1.08	1 FAMILY RES	5/1/2024	\$67,100	\$360,000 18.64
Harpersfield	Jefferson	19.-1-3	3723	COUNTY ROAD 29	0	0	27.24	RURAL RES	4/8/2024	\$52,289	\$365,000 14.33
V. Stamford	Stamford	41.17-6-1	8	VAN DYKE AVE	0	0	2.40	1 FAMILY RES	12/4/2023	\$41,950	\$370,500 11.32
Harpersfield	Stamford	53.-1-44	62710	STATE HIGHWAY 10	0	0	3.80	1 FAMILY RES	4/9/2024	\$45,650	\$375,000 12.17
V. Stamford	Stamford	54.9-3-2.11	ONE	GRANT PLACE	0	0	2.60	BOWLING ALLEY	10/31/2023	\$105,650	\$400,000 26.41
Harpersfield	Stamford	53.-1-29	63769	STATE HIGHWAY 10	0	0	5.60	1 FAMILY RES	5/1/2024	\$41,600	\$405,000 10.27
Harpersfield	Stamford	29.-3-14	188	MOXHAM ROAD	0	0	6.50	1 FAMILY RES	8/29/2023	\$33,550	\$415,000 8.08
Harpersfield	Stamford	19.-1-50	2088	HORNBECK RD	0	0	56.60	RURAL RES	12/19/2023	\$63,800	\$475,000 13.43
Harpersfield	Stamford	40.-1-94	751	ODELL LAKE ROAD	0	0	20.90	RURAL RES	9/5/2023	\$39,535	\$519,000 7.62
Harpersfield	Stamford	27.-1-37.1	720-788	JESSES WAY	0	0	42.51	MULTI RES	11/29/2023	\$56,100	\$530,000 10.58
Harpersfield	Charlotte Valley	11.-3-1	1898	PARKER SCHOOLHOUSE ROAD	0	0	13.78	1 FAMILY RES	12/1/2023	\$55,395	\$540,160 10.26

These are the arms length sales in the Town of Harpersfield for the year preceding the 7/1/2024 valuation date of the Town's 2025 roll.

The Town's stated Level of Assessment for the 2025 roll (percentage of market value that all assessments are meant to represent) is 16.00.

The Assessment / Sale Price ratios of these arms length sales show great variation in the relationship of the Town's assessments to market value.