

# TOWN OF GRAFTON

## RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2024 TO DECEMBER 31, 2025

The information included in this report was printed as of March 1, 2026

The information in this publication includes valid residential transactions entered in the Real Property System at the Town of Grafton Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
Prop Class	=	Property Class Code (see next page for descriptions).
Nbhd	=	The neighborhood code of the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Building Style	=	The style of the dwelling. (Ranch, Colonial, etc.)
Condition	=	Overall Condition of the Property at the time of sale
Num Stories	=	The number of stories in the property
Year Built	=	The year the parcel was built
Sq Foot	=	The square footage of the parcel.
Num Beds	=	The number of bedrooms in the property.
Num Baths	=	The number of bathrooms in the property.

## Property Class Code Descriptions

- 210 = One Family Home
- 215 = One Family Home with Accessory Apartment
- 220 = Two Family Home
- 230 = Three Family Home
- 240 = Rural Residence with Acreage
- 250 = Estate
- 260 = Seasonal Residence
- 270 = Mobile Home
- 271 = Multiple Mobile Homes
- 280 = Residential - Multi-Purpose/Multi-Structure
- 281 = Multiple Residences
- 283 = Residence with Commercial Use

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
86.-2-2.11	187 Babcock Lake Rd	240	26001	9/29/2025	\$ 307,500	Old Style	Good	1.5	1900	1,693	4	2.0
86.-3-5.1	438 Babcock Lake Rd	240	26001	7/25/2024	\$ 549,000	Cape Cod	Good	2.0	1986	3,239	4	3.0
66.-2-21.7	935 Babcock Lake Rd	240	26001	12/19/2025	\$ 379,900	Colonial	Normal	2.0	2006	1,920	4	2.5
66.3-3-17	Beach Rd	210	26010	4/22/2025	\$ 265,000	Ranch	Normal	1.0	1976	1,454	3	1.0
104.-1-8	1059 Blue Factory Hill Rd	240	26002	8/19/2024	\$ 625,000	Contemporary	Normal	2.0	1974	3,288	5	5.0
93.-1-4	1314 Blue Factory Hill Rd	210	26002	12/8/2025	\$ 282,000	Cape Cod	Good	1.5	1979	1,152	3	2.0
93.-1-3	1324 Blue Factory Hill Rd	210	26002	11/1/2024	\$ 258,000	Old Style	Good	2.0	1935	1,596	3	2.5
84.-2-5	7 Casta Way	240	26001	8/28/2025	\$ 566,563	Ranch	Good	1.0	2025	1,904	3	2.0
95.-2-17	458 County Route 85	240	26001	2/21/2025	\$ 365,000	Old Style	Normal	2.0	1833	1,612	3	1.0
85.3-2-2	30 Dumbleton Rd	210	26001	12/4/2024	\$ 235,000	Old Style	Good	2.0	1879	1,080	3	2.0
84.-1-37.7	71 Foster Rd	210	26001	10/31/2024	\$ 520,000	Ranch	Good	1.0	1994	2,064	3	2.0
84.-1-36.20	74 Foster Rd	210	26001	2/28/2024	\$ 465,000	Colonial	Good	2.0	2006	2,296	3	2.5
84.-1-37.14	133 Foster Rd	210	26001	1/6/2025	\$ 420,000	Log Cabin	Normal	2.0	2014	1,792	3	2.0
84.-1-12.13	175 Foster Rd	210	26001	7/11/2025	\$ 555,000	Colonial	Good	2.0	2008	2,280	3	2.5
86.-3-15.12	156 Josh Hall Pond Rd	240	26001	11/4/2024	\$ 410,000	Contemporary	Normal	2.0	1983	1,335	3	2.0
85.4-1-12	72 Lake Camp Way	260	26012	9/11/2024	\$ 290,000	Cape Cod	Normal	1.5	1954	918	3	1.0
94.-1-15	35 Mill Rd	210	26001	6/12/2025	\$ 265,000	Manuf Housing	Good	1.0	2000	1,736	4	2.0
66.3-2-13	23 North Shore Rd	210	26010	12/20/2024	\$ 245,000	Colonial	Normal	2.0	2007	1,560	4	2.0
66.3-2-12	25 North Shore Rd	260	26010	9/17/2024	\$ 279,000	Old Style	Good	2.0	1930	1,900	3	2.0
66.2-1-57	141 North Shore Rd	210	26010	8/13/2024	\$ 255,000	Ranch	Normal	1.0	1970	872	2	1.0
85.-1-8.1	137 Nugent Rd	240	26001	1/31/2025	\$ 410,000	Old Style	Fair	2.7	1911	5,265	11	2.5
85.-1-40	2281 NY 2	210	26001	8/1/2024	\$ 290,016	Old Style	Good	1.0	1939	1,564	3	2.0
94.-1-12	2968 NY 2	210	26001	6/5/2025	\$ 277,750	Ranch	Good	1.0	1955	884	2	1.0
83.-1-15.2	3300 NY 2	210	26002	1/29/2024	\$ 249,260	Ranch	Normal	1.0	1961	1,320	4	1.5
84.-1-47.21	137 Old Rd	240	26001	8/26/2025	\$ 539,900	Ranch	Good	1.0	2017	1,736	3	2.0

This information is the property of the Town of Grafton and is based on public records furnished by the Town of Grafton Assessor's Office.

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
107.-2-18.816	438 Pond View Rd	210	26014	7/2/2024	\$ 999,999	Contemporary	Normal	2.0	2013	3,243	2	2.0
106.-1-5.2	39 S Long Pond Rd	210	26001	8/27/2025	\$ 425,000	Cape Cod	Good	1.5	1987	1,480	3	2.0
106.-1-9	44 S Long Pond Rd	210	26001	12/23/2025	\$ 426,000	Colonial	Normal	2.0	1960	2,706	4	2.0
85.-1-34.12	45 Simon Rd	210	26001	10/23/2025	\$ 411,000	Colonial	Normal	2.0	1987	2,040	4	2.5
95.-2-14	31 Snyder Rd	210	26001	9/4/2025	\$ 210,000	Manuf Housing	Fair	1.0	1975	1,440	3	2.0
106.-1-44.116	20 Sylvan Way	210	26013	11/15/2024	\$ 345,000	Cape Cod	Normal	1.7	2013	1,274	3	2.0
85.-2-1.1	500 Taconic Lake Rd	240	26001	6/24/2025	\$ 420,000	Contemporary	Good	2.0	1982	1,680	3	2.0
107.1-1-49	53 Taconic Lake Way	210	26016	9/8/2025	\$ 505,000	Colonial	Normal	2.0	1991	1,760	3	2.5
64.-1-1.2	46 Victor Way	240	26002	9/30/2024	\$ 317,000	Cape Cod	Normal	1.5	1989	960	2	1.0
86.-3-21	31 Yerdon Rd	210	26001	1/10/2024	\$ 205,000	Old Style	Normal	1.5	1934	1,008	3	1.0