

**2025 Sales Analysis**  
**Town of Perry**

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
<b>01-Ranch</b>																				
044/050635192004	194 Tyvand Rd	5/23/2022	\$600,000	117.16%	01	1977	1,308	0	3	2	0	C	Avg	NE 01	1,610,849	\$101,300	\$276,300	\$198,300	\$381.27	2 Parcel Sale; Classes 4-7
044/050601286950	9738 Overland Rd	9/21/2023	\$810,000	61.68%	01	1972	3,046	936	5	2	1	C	Avg	NE 01	1,502,384	\$223,800	\$501,000	\$332,700	\$192.45	Mixed Classes
<b>04-Cape Cod</b>																				
044/050617220543	1092 St Hwy 78	9/23/2022	\$250,000	29.13%	04	1950	1,488	0	3	2	0	C	Avg	NE 01	14,767	\$42,000	\$193,600	\$161,100	\$139.78	Remodeled
<b>10-Farmhouse</b>																				
044/050608396407	1168 St Hwy 78	11/8/2024	\$385,000	103.17%	10	1900	1,197	0	3	1	0	C	Gd	NE 01	16,988	\$43,900	\$189,500	\$155,600	\$284.96	Remodeled
044/050616181507	1096 Cty Hwy H	9/14/2023	\$181,000	14.34%	10	1900	1,456	0	3	1	1	C	Avg	NE 01	21,780	\$48,000	\$158,300	\$121,300	\$91.35	
044/050617220025	1104 St Hwy 78	8/21/2023	\$96,900	-14.78%	10	1902	1,534	0	4	2	0	C	Avg	NE 01	12,632	\$40,200	\$113,700	\$76,700	\$36.96	Sold From Exr
044/050625381000	9664 Lee Valley Rd	3/15/2022	\$500,000	0.77%	10	1900	1,892	0	5	1	0	C-	Avg	NE 01	431,549	\$124,800	\$496,200	\$403,500	\$198.31	
044/050634488509	146 York Valley Rd	9/30/2024	\$460,000	111.11%	10	1900	1,936	0	4	2	0	C	Avg	NE 01	814,572	\$88,800	\$217,900	\$149,100	\$191.74	2 Parcel Sale; Mixed Classes
044/050628190010	485 Cty Hwy H	10/31/2022	\$895,000	136.77%	10	1950	2,112	0	3	2	0	C	Avg	NE 01	4,761,108	\$348,900	\$378,000	\$134,300	\$258.57	4 Parcel Sale; Classes 4-7
044/050601300010	1454 Keller Rd	9/14/2022	\$627,000	144.25%	10	1900	2,304	0	5	3	0	C	Avg	NE 01	1,596,474	\$113,300	\$256,700	\$177,000	\$222.96	Classes 4-7
<b>13-Contemporary</b>																				
044/050608346100	10811 Clay Hill Rd	9/15/2022	\$500,000	19.27%	13	2005	2,316	560	3	3	1	B-	Avg	NE 01	186,437	\$110,800	\$419,200	\$333,100	\$168.05	
<b>14-MSS</b>																				
044/050628488610	10372 Kittleson Rd	7/26/2022	\$903,000	121.22%	14	2011	3,272	1,454	3	2	1	B-	Avg	NE 01	490,921	\$101,400	\$408,200	\$334,300	\$244.99	Classes 4-7
<b>15-MMS</b>																				
044/050608290100	1261 Cty Hwy Z	4/22/2024	\$690,000	143.21%	15	1994	2,272	0	4	2	0	C	Avg	NE 01	771,012	\$87,100	\$283,700	\$215,500	\$265.36	Classes 4-7
<b>21-Manufactured</b>																				
044/050608359091	1131 St Hwy 78	3/10/2023	\$173,000	-4.10%	21	2002	1,800	0	3	2	0	D+	Avg	NE 01	15,028	\$42,300	\$180,400	\$147,700	\$72.61	