

CITY OF BATAVIA

RESIDENTIAL VALID SALES WITH PHOTOS

Sorted by Neighborhood, Style, SFLA

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2022 TO DECEMBER 31, 2023

The information included in this report was printed as of April 9, 2024

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

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
Site Number	=	Site number of the parcel.
Prop Class	=	Property Class Code (see next page for descriptions).
Nbhd	=	The neighborhood code of the parcel.
Year Built	=	The year the parcel was built
Building Style	=	The style of the dwelling. (Ranch, Colonial, etc.)
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.
Prelim 2024 Land Asmt	=	The current land assessment on the parcel.
Prelim 2024 Total Asmt	=	The current total assessment on the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.

Property Class Code Descriptions

- 105 = Agricultural Vacant Land (Productive)
- 110 = Livestock and Product
- 111 = Poultry Farm
- 112 = Dairy Products: Milk, Butter, Cheese
- 113 = Cattle, Calves, Hogs
- 114 = Sheep Farm
- 116 = Other Stock
- 117 = Horse Farm
- 120 = Field Crops
- 160 = Berry/Other
- 170 = Nursery and Greenhouse
- 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

City of Batavia



**200 Naramore Dr
180200 85.005-1-37**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 5/21/2023
 Sale Price: \$ 245,000
 Prelim 2024 Land Asmt: \$ 33,800
 Prelim 2024 Asmt: \$ 266,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1980
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,976
 Sale Price/SFLA: \$ 123.99
 Number Bedrooms: 2
 Number Baths: 2.0



**418 Garden Dr
180200 85.005-2-2**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 10/16/2023
 Sale Price: \$ 385,900
 Prelim 2024 Land Asmt: \$ 31,600
 Prelim 2024 Asmt: \$ 395,000
 Building Style: Ranch
 Exterior Wall: Brick
 Year Built: 1988
 Basement Type: Full
 Grade: Good
 Condition: Good
 SFLA: 2,094
 Sale Price/SFLA: \$ 184.29
 Number Bedrooms: 3
 Number Baths: 2.0



**2 Carolwood Dr
180200 72.017-3-9**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 3/16/2022
 Sale Price: \$ 325,000
 Prelim 2024 Land Asmt: \$ 30,900
 Prelim 2024 Asmt: \$ 349,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 2004
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 2,192
 Sale Price/SFLA: \$ 148.27
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**5 Hillside Dr
180200 84.012-2-49**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 3/3/2023
 Sale Price: \$ 220,000
 Prelim 2024 Land Asmt: \$ 29,700
 Prelim 2024 Asmt: \$ 235,000
 Building Style: R. Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1968
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,911
 Sale Price/SFLA: \$ 115.12
 Number Bedrooms: 4
 Number Baths: 2.0



**15 Naramore Dr
180200 84.008-2-4**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 5/5/2023
 Sale Price: \$ 275,000
 Prelim 2024 Land Asmt: \$ 32,300
 Prelim 2024 Asmt: \$ 297,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,090
 Sale Price/SFLA: \$ 131.58
 Number Bedrooms: 3
 Number Baths: 2.5



**116 Naramore Dr
180200 85.005-1-26**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/7/2022
 Sale Price: \$ 258,000
 Prelim 2024 Land Asmt: \$ 34,600
 Prelim 2024 Asmt: \$ 284,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1973
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,377
 Sale Price/SFLA: \$ 108.54
 Number Bedrooms: 4
 Number Baths: 2.5

City of Batavia



**396 Garden Dr
180200 85.005-1-79**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	10/7/2022
Sale Price:	\$ 300,000
Prelim 2024 Land Asmt:	\$ 42,900
Prelim 2024 Asmt:	\$ 314,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1990
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,880
Sale Price/SFLA:	\$ 159.57
Number Bedrooms:	4
Number Baths:	2.5



**14 Belvedere Ln
180200 85.005-1-20**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	10/28/2022
Sale Price:	\$ 240,000
Prelim 2024 Land Asmt:	\$ 34,200
Prelim 2024 Asmt:	\$ 292,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1974
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	2,156
Sale Price/SFLA:	\$ 111.32
Number Bedrooms:	3
Number Baths:	1.5



**207 Naramore Dr
180200 85.005-1-74**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	6/12/2023
Sale Price:	\$ 392,000
Prelim 2024 Land Asmt:	\$ 35,700
Prelim 2024 Asmt:	\$ 414,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1988
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	2,268
Sale Price/SFLA:	\$ 172.84
Number Bedrooms:	4
Number Baths:	3.0

City of Batavia



**115 Naramore Dr
180200 85.005-1-51**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	8/25/2023
Sale Price:	\$ 300,000
Prelim 2024 Land Asmt:	\$ 32,800
Prelim 2024 Asmt:	\$ 315,000
Building Style:	Colonial
Exterior Wall:	Wood
Year Built:	1971
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,280
Sale Price/SFLA:	\$ 131.58
Number Bedrooms:	4
Number Baths:	2.5



**10 Belvedere Ln
180200 85.005-1-18**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	4/28/2022
Sale Price:	\$ 310,000
Prelim 2024 Land Asmt:	\$ 31,600
Prelim 2024 Asmt:	\$ 319,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1977
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,619
Sale Price/SFLA:	\$ 118.37
Number Bedrooms:	4
Number Baths:	2.5



**395 Garden Dr
180200 85.005-1-77**

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	9/21/2022
Sale Price:	\$ 349,900
Prelim 2024 Land Asmt:	\$ 41,100
Prelim 2024 Asmt:	\$ 363,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1990
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,720
Sale Price/SFLA:	\$ 128.64
Number Bedrooms:	4
Number Baths:	2.5

City of Batavia



**403 Garden Dr
180200 85.005-1-35**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/29/2022
 Sale Price: \$ 335,000
 Prelim 2024 Land Asmt: \$ 31,100
 Prelim 2024 Asmt: \$ 354,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1978
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,800
 Sale Price/SFLA: \$ 119.64
 Number Bedrooms: 4
 Number Baths: 2.5



**412 Garden Dr
180200 85.005-2-5**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 9/14/2022
 Sale Price: \$ 375,000
 Prelim 2024 Land Asmt: \$ 37,000
 Prelim 2024 Asmt: \$ 416,000
 Building Style: Colonial
 Exterior Wall: Stucco
 Year Built: 1989
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 3,192
 Sale Price/SFLA: \$ 117.48
 Number Bedrooms: 4
 Number Baths: 3.0



**398 Garden Dr
180200 85.005-1-78**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 9/5/2023
 Sale Price: \$ 550,000
 Prelim 2024 Land Asmt: \$ 42,900
 Prelim 2024 Asmt: \$ 579,000
 Building Style: Colonial
 Exterior Wall: Brick
 Year Built: 1992
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 3,410
 Sale Price/SFLA: \$ 161.29
 Number Bedrooms: 4
 Number Baths: 2.5

City of Batavia

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Not
Found

**8 Carolwood Dr
180200 72.017-3-24**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 8/10/2023
 Sale Price: \$ 500,000
 Prelim 2024 Land Asmt: \$ 35,400
 Prelim 2024 Asmt: \$ 506,000
 Building Style: Contemp
 Exterior Wall: Concrete
 Year Built: 2021
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,936
 Sale Price/SFLA: \$ 258.26
 Number Bedrooms: 3
 Number Baths: 2.5



**385 Garden Dr
180200 72.017-3-4**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2022
 Sale Price: \$ 390,000
 Prelim 2024 Land Asmt: \$ 45,900
 Prelim 2024 Asmt: \$ 433,000
 Building Style: Contemp
 Exterior Wall: Alum/vinyl
 Year Built: 1995
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,460
 Sale Price/SFLA: \$ 112.72
 Number Bedrooms: 4
 Number Baths: 2.5



**13 North Pointe Dr
180200 84.008-2-82**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 12/13/2023
 Sale Price: \$ 235,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 182,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1990
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 190.13
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**16 North Pointe Dr
180200 84.008-2-75**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 1/20/2022
 Sale Price: \$ 189,900
 Prelim 2024 Land Asmt: \$ 4,500
 Prelim 2024 Asmt: \$ 182,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1994
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 153.64
 Number Bedrooms: 2
 Number Baths: 2.0



**19 North Pointe Dr
180200 84.008-2-85**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 12/20/2022
 Sale Price: \$ 175,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 182,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1993
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 141.59
 Number Bedrooms: 2
 Number Baths: 2.0



**21 North Pointe Dr
180200 84.008-2-86**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 8/17/2022
 Sale Price: \$ 178,500
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 182,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1993
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 144.42
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**25 North Pointe Dr
180200 84.008-2-88**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/12/2022
 Sale Price: \$ 204,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 215,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 2002
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,236
 Sale Price/SFLA: \$ 165.05
 Number Bedrooms: 2
 Number Baths: 2.0



**2 North Pointe Dr
180200 84.008-2-68**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 6/26/2023
 Sale Price: \$ 225,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 232,000
 Building Style: Town House
 Exterior Wall: Wood
 Year Built: 1990
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,613
 Sale Price/SFLA: \$ 139.49
 Number Bedrooms: 2
 Number Baths: 2.5



**6 North Pointe Dr
180200 84.008-2-70**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 2/20/2023
 Sale Price: \$ 201,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 189,000
 Building Style: Town House
 Exterior Wall: Wood
 Year Built: 1990
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,613
 Sale Price/SFLA: \$ 124.61
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**191 Vine St
180200 84.008-1-24**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/20/2022
 Sale Price: \$ 128,000
 Prelim 2024 Land Asmt: \$ 14,000
 Prelim 2024 Asmt: \$ 129,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1944
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 846
 Sale Price/SFLA: \$ 151.30
 Number Bedrooms: 2
 Number Baths: 1.0



**10 Buxton Ave
180200 84.006-2-26**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/8/2023
 Sale Price: \$ 182,500
 Prelim 2024 Land Asmt: \$ 20,100
 Prelim 2024 Asmt: \$ 185,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1951
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 932
 Sale Price/SFLA: \$ 195.82
 Number Bedrooms: 2
 Number Baths: 1.5



**4 Gateway Dr
180200 71.018-2-22**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/24/2022
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 17,700
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Ranch
 Exterior Wall: Composition
 Year Built: 1971
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 984
 Sale Price/SFLA: \$ 182.93
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**3 Douglas St
180200 71.082-1-45**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/13/2022
 Sale Price: \$ 155,000
 Prelim 2024 Land Asmt: \$ 16,400
 Prelim 2024 Asmt: \$ 161,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1959
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,026
 Sale Price/SFLA: \$ 151.07
 Number Bedrooms: 2
 Number Baths: 1.0



**10 Douglas St
180200 71.082-1-57**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/1/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 16,400
 Prelim 2024 Asmt: \$ 146,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1962
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,040
 Sale Price/SFLA: \$ 125.00
 Number Bedrooms: 2
 Number Baths: 1.5



**1 Grandview Ter
180200 85.009-2-47**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/26/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 16,900
 Prelim 2024 Asmt: \$ 144,000
 Building Style: Ranch
 Exterior Wall: Brick
 Year Built: 1950
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,048
 Sale Price/SFLA: \$ 143.13
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**34 Prospect Ave
180200 84.006-4-58**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/23/2023
 Sale Price: \$ 223,002
 Prelim 2024 Land Asmt: \$ 13,200
 Prelim 2024 Asmt: \$ 130,000
 Building Style: Ranch
 Exterior Wall: Composition
 Year Built: 1974
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,048
 Sale Price/SFLA: \$ 212.79
 Number Bedrooms: 3
 Number Baths: 1.0



**4 Farwell Dr
180200 84.043-2-3**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/30/2022
 Sale Price: \$ 170,000
 Prelim 2024 Land Asmt: \$ 18,900
 Prelim 2024 Asmt: \$ 188,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,075
 Sale Price/SFLA: \$ 158.14
 Number Bedrooms: 3
 Number Baths: 1.0



**2 Fordham Dr
180200 84.012-3-18**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/1/2023
 Sale Price: \$ 220,025
 Prelim 2024 Land Asmt: \$ 25,200
 Prelim 2024 Asmt: \$ 237,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1962
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,092
 Sale Price/SFLA: \$ 201.49
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**139 Trumbull Pkwy
180200 84.043-2-23.1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/10/2022
 Sale Price: \$ 118,000
 Prelim 2024 Land Asmt: \$ 18,900
 Prelim 2024 Asmt: \$ 129,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,144
 Sale Price/SFLA: \$ 103.15
 Number Bedrooms: 2
 Number Baths: 1.0



**8 Douglas St
180200 71.082-1-58**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2022
 Sale Price: \$ 210,000
 Prelim 2024 Land Asmt: \$ 16,400
 Prelim 2024 Asmt: \$ 219,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1961
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,206
 Sale Price/SFLA: \$ 174.13
 Number Bedrooms: 2
 Number Baths: 1.0



**504 North St
180200 84.035-2-1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/29/2023
 Sale Price: \$ 210,500
 Prelim 2024 Land Asmt: \$ 18,400
 Prelim 2024 Asmt: \$ 217,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1957
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,244
 Sale Price/SFLA: \$ 169.21
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**40 Prospect Ave
180200 84.006-4-61**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	3/31/2022
Sale Price:	\$ 152,100
Prelim 2024 Land Asmt:	\$ 17,000
Prelim 2024 Asmt:	\$ 177,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1953
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,247
Sale Price/SFLA:	\$ 121.97
Number Bedrooms:	3
Number Baths:	1.0



**236 Vine St
180200 71.020-1-38**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	7/29/2022
Sale Price:	\$ 187,351
Prelim 2024 Land Asmt:	\$ 22,100
Prelim 2024 Asmt:	\$ 191,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,265
Sale Price/SFLA:	\$ 148.10
Number Bedrooms:	2
Number Baths:	1.0



**20 Douglas St
180200 71.082-1-54**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/27/2023
Sale Price:	\$ 153,750
Prelim 2024 Land Asmt:	\$ 17,600
Prelim 2024 Asmt:	\$ 155,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1955
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,288
Sale Price/SFLA:	\$ 119.37
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**17 Fordham Dr
180200 85.009-1-37**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/25/2022
 Sale Price: \$ 220,000
 Prelim 2024 Land Asmt: \$ 18,400
 Prelim 2024 Asmt: \$ 200,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1963
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,376
 Sale Price/SFLA: \$ 159.88
 Number Bedrooms: 3
 Number Baths: 1.5



**15 Fordham Dr
180200 85.009-1-38**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/17/2022
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 23,400
 Prelim 2024 Asmt: \$ 191,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1959
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,388
 Sale Price/SFLA: \$ 129.68
 Number Bedrooms: 3
 Number Baths: 1.0



**1 Farwell Dr
180200 84.008-1-74**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/29/2022
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 198,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,402
 Sale Price/SFLA: \$ 128.39
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**100 Grandview Ter
180200 85.009-2-51**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/10/2022
 Sale Price: \$ 200,090
 Prelim 2024 Land Asmt: \$ 17,500
 Prelim 2024 Asmt: \$ 219,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1966
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,403
 Sale Price/SFLA: \$ 142.62
 Number Bedrooms: 3
 Number Baths: 1.5



**17 Northern Blvd
180200 71.020-1-55**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/9/2022
 Sale Price: \$ 212,700
 Prelim 2024 Land Asmt: \$ 18,500
 Prelim 2024 Asmt: \$ 217,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1957
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,412
 Sale Price/SFLA: \$ 150.64
 Number Bedrooms: 2
 Number Baths: 1.0



**229 Vine St
180200 71.020-1-67**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/18/2022
 Sale Price: \$ 195,001
 Prelim 2024 Land Asmt: \$ 18,800
 Prelim 2024 Asmt: \$ 194,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1956
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,440
 Sale Price/SFLA: \$ 135.42
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**9 Buxton Ave
180200 84.006-2-23**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/10/2022
 Sale Price: \$ 248,800
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 262,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1956
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,534
 Sale Price/SFLA: \$ 162.19
 Number Bedrooms: 2
 Number Baths: 1.5



**7 Fordham Dr
180200 84.012-3-27**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/6/2022
 Sale Price: \$ 190,000
 Prelim 2024 Land Asmt: \$ 19,300
 Prelim 2024 Asmt: \$ 215,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1960
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,534
 Sale Price/SFLA: \$ 123.86
 Number Bedrooms: 3
 Number Baths: 2.0



**59 Vernon Ave
180200 84.023-2-5**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 11/22/2022
 Sale Price: \$ 147,500
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 195,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1966
 Basement Type: Full
 Grade: Economy
 Condition: Fair
 SFLA: 1,666
 Sale Price/SFLA: \$ 88.54
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**2 Clinton Park
180200 85.009-1-35**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/7/2022
 Sale Price: \$ 205,000
 Prelim 2024 Land Asmt: \$ 35,300
 Prelim 2024 Asmt: \$ 226,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1961
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,752
 Sale Price/SFLA: \$ 117.01
 Number Bedrooms: 3
 Number Baths: 2.0



**244 East Ave
180200 84.012-3-21**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/14/2022
 Sale Price: \$ 245,000
 Prelim 2024 Land Asmt: \$ 20,600
 Prelim 2024 Asmt: \$ 296,000
 Building Style: Ranch
 Exterior Wall: Brick
 Year Built: 1957
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,804
 Sale Price/SFLA: \$ 135.81
 Number Bedrooms: 3
 Number Baths: 2.0



**14 Fordham Dr
180200 84.012-3-36**

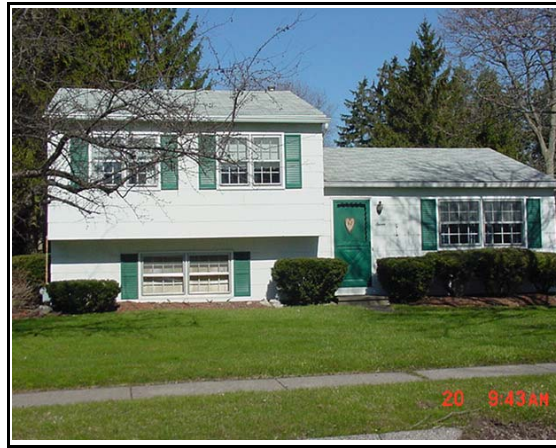
Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/26/2022
 Sale Price: \$ 257,500
 Prelim 2024 Land Asmt: \$ 19,200
 Prelim 2024 Asmt: \$ 263,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1962
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,235
 Sale Price/SFLA: \$ 115.21
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**1 Edgewood Dr
180200 84.009-1-88.3**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/8/2022
 Sale Price: \$ 295,000
 Prelim 2024 Land Asmt: \$ 20,400
 Prelim 2024 Asmt: \$ 301,000
 Building Style: R. Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1989
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,426
 Sale Price/SFLA: \$ 121.60
 Number Bedrooms: 3
 Number Baths: 1.5



**7 Gateway Dr
180200 71.018-2-33**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/31/2023
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 17,700
 Prelim 2024 Asmt: \$ 191,000
 Building Style: Split Level
 Exterior Wall: Composition
 Year Built: 1970
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,280
 Sale Price/SFLA: \$ 140.63
 Number Bedrooms: 3
 Number Baths: 1.0



**24 Gateway Dr
180200 71.014-2-11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/22/2023
 Sale Price: \$ 175,000
 Prelim 2024 Land Asmt: \$ 17,700
 Prelim 2024 Asmt: \$ 179,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1971
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,391
 Sale Price/SFLA: \$ 125.81
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**25 Gateway Dr
180200 71.014-2-17**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/21/2023
 Sale Price: \$ 235,000
 Prelim 2024 Land Asmt: \$ 17,500
 Prelim 2024 Asmt: \$ 233,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1972
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,557
 Sale Price/SFLA: \$ 150.93
 Number Bedrooms: 3
 Number Baths: 1.0



**1 Pickthorn Dr
180200 71.018-3-57**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/10/2023
 Sale Price: \$ 195,000
 Prelim 2024 Land Asmt: \$ 26,700
 Prelim 2024 Asmt: \$ 212,000
 Building Style: Split Level
 Exterior Wall: Wood
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,987
 Sale Price/SFLA: \$ 98.14
 Number Bedrooms: 3
 Number Baths: 1.5



**100 Elm St
180200 84.043-2-42**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 12/19/2022
 Sale Price: \$ 132,000
 Prelim 2024 Land Asmt: \$ 13,600
 Prelim 2024 Asmt: \$ 141,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 806
 Sale Price/SFLA: \$ 163.77
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**16 Douglas St
180200 71.082-1-56**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/26/2022
 Sale Price: \$ 143,000
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 147,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1945
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,150
 Sale Price/SFLA: \$ 124.35
 Number Bedrooms: 3
 Number Baths: 1.0



**181 Vine St
180200 84.008-1-28**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/8/2022
 Sale Price: \$ 149,900
 Prelim 2024 Land Asmt: \$ 18,200
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Crawl
 Grade: Average
 Condition: Normal
 SFLA: 1,170
 Sale Price/SFLA: \$ 128.12
 Number Bedrooms: 2
 Number Baths: 1.0



**32 Prospect Ave
180200 84.006-4-57**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/21/2022
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 21,100
 Prelim 2024 Asmt: \$ 144,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,203
 Sale Price/SFLA: \$ 120.53
 Number Bedrooms: 2
 Number Baths: 1.5

City of Batavia



**2 Crescent Ct
180200 85.009-2-53**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/28/2023
 Sale Price: \$ 225,000
 Prelim 2024 Land Asmt: \$ 16,500
 Prelim 2024 Asmt: \$ 244,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1942
 Basement Type: Crawl
 Grade: Average
 Condition: Normal
 SFLA: 1,260
 Sale Price/SFLA: \$ 178.57
 Number Bedrooms: 4
 Number Baths: 1.0



**193 Vine St
180200 84.008-1-23**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/9/2022
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 14,000
 Prelim 2024 Asmt: \$ 111,000
 Building Style: Cape Cod
 Exterior Wall: Concrete
 Year Built: 1944
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,269
 Sale Price/SFLA: \$ 74.86
 Number Bedrooms: 3
 Number Baths: 1.5



**377 Bank St
180200 71.020-1-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/1/2022
 Sale Price: \$ 157,000
 Prelim 2024 Land Asmt: \$ 23,500
 Prelim 2024 Asmt: \$ 175,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1946
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,279
 Sale Price/SFLA: \$ 122.75
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**42 Clinton St
180200 85.009-1-11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/7/2022
 Sale Price: \$ 198,500
 Prelim 2024 Land Asmt: \$ 23,000
 Prelim 2024 Asmt: \$ 213,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1954
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,424
 Sale Price/SFLA: \$ 139.40
 Number Bedrooms: 3
 Number Baths: 1.5



**288 Bank St
180200 71.083-1-1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/17/2023
 Sale Price: \$ 129,900
 Prelim 2024 Land Asmt: \$ 17,500
 Prelim 2024 Asmt: \$ 134,000
 Building Style: Cape Cod
 Exterior Wall: Concrete
 Year Built: 1953
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,448
 Sale Price/SFLA: \$ 89.71
 Number Bedrooms: 4
 Number Baths: 1.0



**140 Elm St
180200 84.043-2-21**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/12/2023
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 15,600
 Prelim 2024 Asmt: \$ 199,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,516
 Sale Price/SFLA: \$ 118.73
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**108 North Spruce St
180200 84.012-2-67**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/4/2022
 Sale Price: \$ 259,900
 Prelim 2024 Land Asmt: \$ 23,000
 Prelim 2024 Asmt: \$ 280,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Partial
 Grade: Average
 Condition: Good
 SFLA: 3,160
 Sale Price/SFLA: \$ 82.25
 Number Bedrooms: 4
 Number Baths: 2.0



**526 North St
180200 84.008-2-11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/11/2022
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 18,200
 Prelim 2024 Asmt: \$ 156,000
 Building Style: Colonial
 Exterior Wall: Composition
 Year Built: 1920
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,650
 Sale Price/SFLA: \$ 87.88
 Number Bedrooms: 2
 Number Baths: 1.5



**5 Burke Dr
180200 71.018-2-18**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2023
 Sale Price: \$ 271,101
 Prelim 2024 Land Asmt: \$ 18,500
 Prelim 2024 Asmt: \$ 209,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1978
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,732
 Sale Price/SFLA: \$ 156.52
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**111-113 Vine St
180200 84.043-1-13.21**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 8/19/2022
 Sale Price: \$ 171,500
 Prelim 2024 Land Asmt: \$ 20,100
 Prelim 2024 Asmt: \$ 193,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1985
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,100
 Sale Price/SFLA: \$ 81.67
 Number Bedrooms: 4
 Number Baths: 2.0



**164 Vine St
180200 84.008-1-36**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/31/2023
 Sale Price: \$ 195,000
 Prelim 2024 Land Asmt: \$ 22,300
 Prelim 2024 Asmt: \$ 218,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1977
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,436
 Sale Price/SFLA: \$ 80.05
 Number Bedrooms: 4
 Number Baths: 1.5



**63 Manhattan Ave
180200 84.035-1-3**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/16/2023
 Sale Price: \$ 225,000
 Prelim 2024 Land Asmt: \$ 15,900
 Prelim 2024 Asmt: \$ 232,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,508
 Sale Price/SFLA: \$ 89.71
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**42 Kingsbury Ave
180200 84.023-2-33**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/10/2022
Sale Price:	\$ 135,000
Prelim 2024 Land Asmt:	\$ 15,200
Prelim 2024 Asmt:	\$ 139,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1930
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,010
Sale Price/SFLA:	\$ 133.66
Number Bedrooms:	2
Number Baths:	1.0



**2 Verona Ave
180200 84.006-2-43**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/30/2022
Sale Price:	\$ 139,900
Prelim 2024 Land Asmt:	\$ 12,300
Prelim 2024 Asmt:	\$ 145,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,032
Sale Price/SFLA:	\$ 135.56
Number Bedrooms:	2
Number Baths:	1.0



**98 Union St
180200 71.018-1-68**

Neighborhood:	200
Property Class:	220 - 2 Family Res
Sale Date:	4/28/2022
Sale Price:	\$ 60,000
Prelim 2024 Land Asmt:	\$ 14,300
Prelim 2024 Asmt:	\$ 77,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,112
Sale Price/SFLA:	\$ 53.96
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



**1 Prospect Ave
180200 84.032-1-35**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/29/2022
 Sale Price: \$ 40,000
 Prelim 2024 Land Asmt: \$ 10,900
 Prelim 2024 Asmt: \$ 144,800
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 1,124
 Sale Price/SFLA: \$ 35.59
 Number Bedrooms: 3
 Number Baths: 1.0



**251 Ross St
180200 84.026-2-7**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/6/2022
 Sale Price: \$ 166,500
 Prelim 2024 Land Asmt: \$ 17,500
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1931
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,176
 Sale Price/SFLA: \$ 141.58
 Number Bedrooms: 3
 Number Baths: 1.0



**11 Bryant St
180200 84.008-1-88**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/3/2023
 Sale Price: \$ 85,000
 Prelim 2024 Land Asmt: \$ 14,300
 Prelim 2024 Asmt: \$ 112,000
 Building Style: Old Style
 Exterior Wall: Stucco
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,200
 Sale Price/SFLA: \$ 70.83
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



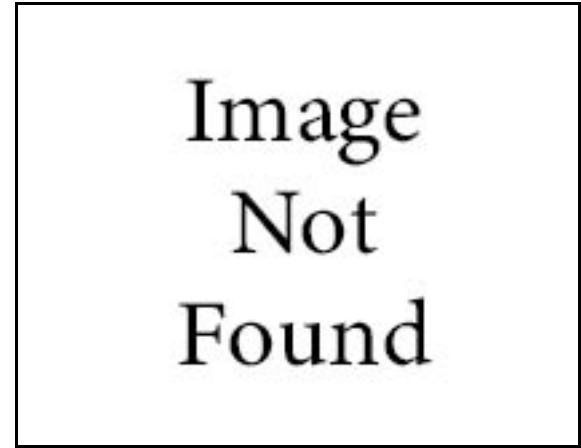
**47 Prospect Ave
180200 84.024-1-12**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/2/2023
Sale Price:	\$ 145,000
Prelim 2024 Land Asmt:	\$ 16,500
Prelim 2024 Asmt:	\$ 149,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,208
Sale Price/SFLA:	\$ 120.03
Number Bedrooms:	3
Number Baths:	1.0



**51 Prospect Ave
180200 84.024-1-10**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/9/2023
Sale Price:	\$ 195,000
Prelim 2024 Land Asmt:	\$ 15,200
Prelim 2024 Asmt:	\$ 195,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1909
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,218
Sale Price/SFLA:	\$ 160.10
Number Bedrooms:	3
Number Baths:	1.5



**280 Ross St
180200 71.020-1-77.1**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	12/12/2023
Sale Price:	\$ 155,900
Prelim 2024 Land Asmt:	\$ 20,800
Prelim 2024 Asmt:	\$ 133,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1934
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,296
Sale Price/SFLA:	\$ 120.29
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**33 Prospect Ave
180200 84.032-1-22**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/21/2023
 Sale Price: \$ 227,000
 Prelim 2024 Land Asmt: \$ 13,900
 Prelim 2024 Asmt: \$ 227,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,327
 Sale Price/SFLA: \$ 171.06
 Number Bedrooms: 3
 Number Baths: 1.5



**4 Lewis Ave
180200 84.033-1-17**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/25/2022
 Sale Price: \$ 170,000
 Prelim 2024 Land Asmt: \$ 13,300
 Prelim 2024 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 126.49
 Number Bedrooms: 3
 Number Baths: 2.0



**2 Lincoln Ave
180200 84.032-2-22**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/12/2023
 Sale Price: \$ 135,000
 Prelim 2024 Land Asmt: \$ 11,600
 Prelim 2024 Asmt: \$ 136,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 100.45
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**13 Norris Ave
180200 84.025-1-8**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/11/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 14,000
 Prelim 2024 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,396
 Sale Price/SFLA: \$ 107.45
 Number Bedrooms: 4
 Number Baths: 1.0



**127 Trumbull Pkwy
180200 84.043-2-27**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/1/2022
 Sale Price: \$ 139,900
 Prelim 2024 Land Asmt: \$ 13,600
 Prelim 2024 Asmt: \$ 147,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,396
 Sale Price/SFLA: \$ 100.21
 Number Bedrooms: 3
 Number Baths: 1.0



**41 Kingsbury Ave
180200 84.023-1-21**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/6/2023
 Sale Price: \$ 151,000
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 144,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1932
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,464
 Sale Price/SFLA: \$ 103.14
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**11 Kingsbury Ave
180200 84.031-1-27**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/17/2023
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 193,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,470
 Sale Price/SFLA: \$ 122.45
 Number Bedrooms: 4
 Number Baths: 1.5



**30 Kingsbury Ave
180200 84.023-2-29**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/18/2022
 Sale Price: \$ 110,000
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1911
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,490
 Sale Price/SFLA: \$ 73.83
 Number Bedrooms: 3
 Number Baths: 1.0



**5 Norris Ave
180200 84.025-1-12**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/28/2023
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 11,500
 Prelim 2024 Asmt: \$ 132,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1917
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,520
 Sale Price/SFLA: \$ 78.95
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**54 Vernon Ave
180200 84.006-3-71**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/12/2023
 Sale Price: \$ 215,000
 Prelim 2024 Land Asmt: \$ 16,200
 Prelim 2024 Asmt: \$ 213,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,575
 Sale Price/SFLA: \$ 136.51
 Number Bedrooms: 4
 Number Baths: 2.5



**2 Hart St
180200 84.025-1-2**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/3/2023
 Sale Price: \$ 176,500
 Prelim 2024 Land Asmt: \$ 11,500
 Prelim 2024 Asmt: \$ 181,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,584
 Sale Price/SFLA: \$ 111.43
 Number Bedrooms: 3
 Number Baths: 1.0



**32 Vernon Ave
180200 84.006-3-60**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/7/2022
 Sale Price: \$ 180,000
 Prelim 2024 Land Asmt: \$ 16,200
 Prelim 2024 Asmt: \$ 191,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,584
 Sale Price/SFLA: \$ 113.64
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**15 Vernon Ave
180200 84.031-1-7**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/15/2023
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 130,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1905
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,628
 Sale Price/SFLA: \$ 73.71
 Number Bedrooms: 4
 Number Baths: 1.5



**14 Vernon Ave
180200 84.006-3-51**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/21/2022
 Sale Price: \$ 170,555
 Prelim 2024 Land Asmt: \$ 16,200
 Prelim 2024 Asmt: \$ 177,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,632
 Sale Price/SFLA: \$ 104.51
 Number Bedrooms: 4
 Number Baths: 2.0



**10 Lewis Ave
180200 84.033-1-10**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/12/2022
 Sale Price: \$ 177,500
 Prelim 2024 Land Asmt: \$ 14,500
 Prelim 2024 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,656
 Sale Price/SFLA: \$ 107.19
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**17 Lewis Ave
180200 84.032-2-11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/23/2023
 Sale Price: \$ 147,500
 Prelim 2024 Land Asmt: \$ 14,600
 Prelim 2024 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,660
 Sale Price/SFLA: \$ 88.86
 Number Bedrooms: 3
 Number Baths: 1.0



**21 Vernon Ave
180200 84.023-2-24**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/25/2023
 Sale Price: \$ 203,000
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 206,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,662
 Sale Price/SFLA: \$ 122.14
 Number Bedrooms: 3
 Number Baths: 1.5



**6 Norris Ave
180200 84.026-1-82.1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/23/2022
 Sale Price: \$ 175,000
 Prelim 2024 Land Asmt: \$ 14,700
 Prelim 2024 Asmt: \$ 197,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,716
 Sale Price/SFLA: \$ 101.98
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**16 Kingsbury Ave
180200 84.031-1-26**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 11/17/2022
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 113,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,748
 Sale Price/SFLA: \$ 74.37
 Number Bedrooms: 3
 Number Baths: 2.0



**8 Norris Ave
180200 84.026-1-81.1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/5/2022
 Sale Price: \$ 218,000
 Prelim 2024 Land Asmt: \$ 16,300
 Prelim 2024 Asmt: \$ 221,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1914
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,808
 Sale Price/SFLA: \$ 120.58
 Number Bedrooms: 4
 Number Baths: 1.5



**11 Lewis Ave
180200 84.032-2-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2022
 Sale Price: \$ 181,900
 Prelim 2024 Land Asmt: \$ 12,300
 Prelim 2024 Asmt: \$ 205,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,809
 Sale Price/SFLA: \$ 100.55
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**11 Lewis Ave
180200 84.032-2-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2022
 Sale Price: \$ 181,900
 Prelim 2024 Land Asmt: \$ 12,300
 Prelim 2024 Asmt: \$ 205,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,809
 Sale Price/SFLA: \$ 100.55
 Number Bedrooms: 4
 Number Baths: 1.5



**19 Lincoln Ave
180200 84.032-2-37**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 10/20/2023
 Sale Price: \$ 179,900
 Prelim 2024 Land Asmt: \$ 11,500
 Prelim 2024 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,812
 Sale Price/SFLA: \$ 99.28
 Number Bedrooms: 4
 Number Baths: 3.0



**24 Lewis Ave
180200 84.033-1-5**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/21/2022
 Sale Price: \$ 195,000
 Prelim 2024 Land Asmt: \$ 14,500
 Prelim 2024 Asmt: \$ 197,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,926
 Sale Price/SFLA: \$ 101.25
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**47 Vernon Ave
180200 84.023-2-11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/24/2023
 Sale Price: \$ 189,900
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 197,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,968
 Sale Price/SFLA: \$ 96.49
 Number Bedrooms: 3
 Number Baths: 1.0



**43 Prospect Ave
180200 84.024-1-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/31/2023
 Sale Price: \$ 220,000
 Prelim 2024 Land Asmt: \$ 16,500
 Prelim 2024 Asmt: \$ 231,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,070
 Sale Price/SFLA: \$ 106.28
 Number Bedrooms: 4
 Number Baths: 1.5



**23 Prospect Ave
180200 84.032-1-26**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 10/5/2023
 Sale Price: \$ 170,000
 Prelim 2024 Land Asmt: \$ 20,100
 Prelim 2024 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 3,048
 Sale Price/SFLA: \$ 55.77
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**36 Seneca Ave
180200 84.034-2-16**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/27/2022
 Sale Price: \$ 136,000
 Prelim 2024 Land Asmt: \$ 11,800
 Prelim 2024 Asmt: \$ 138,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1957
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 864
 Sale Price/SFLA: \$ 157.41
 Number Bedrooms: 3
 Number Baths: 1.0



**30 Thomas Ave
180200 84.040-2-78**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/26/2022
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 143,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1945
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,078
 Sale Price/SFLA: \$ 111.32
 Number Bedrooms: 2
 Number Baths: 1.0



**201 Oak St
180200 71.014-2-33**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/29/2023
 Sale Price: \$ 240,000
 Prelim 2024 Land Asmt: \$ 23,500
 Prelim 2024 Asmt: \$ 244,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1960
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,247
 Sale Price/SFLA: \$ 106.81
 Number Bedrooms: 4
 Number Baths: 2.5

City of Batavia



**247 State St
180200 71.019-1-30**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2023
 Sale Price: \$ 153,000
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 119,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1951
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,401
 Sale Price/SFLA: \$ 109.21
 Number Bedrooms: 3
 Number Baths: 2.0



**251 Bank St
180200 71.082-1-28**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/18/2022
 Sale Price: \$ 191,000
 Prelim 2024 Land Asmt: \$ 9,600
 Prelim 2024 Asmt: \$ 212,000
 Building Style: Cape Cod
 Exterior Wall: Brick
 Year Built: 1945
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,774
 Sale Price/SFLA: \$ 107.67
 Number Bedrooms: 3
 Number Baths: 1.0



**4 Holland Ave
180200 84.039-2-28**

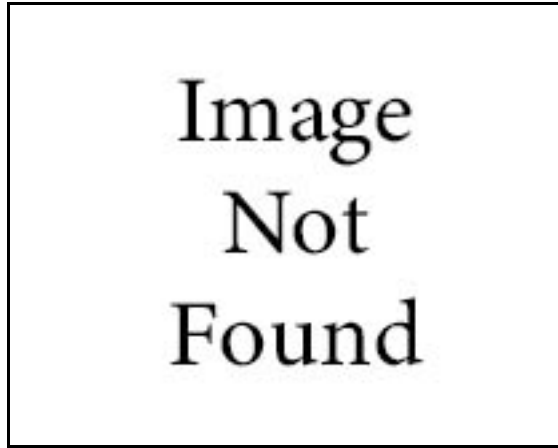
Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/21/2023
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 7,100
 Prelim 2024 Asmt: \$ 98,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 792
 Sale Price/SFLA: \$ 119.95
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**65 Columbia Ave
180200 84.035-1-34**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/10/2022
Sale Price:	\$ 112,500
Prelim 2024 Land Asmt:	\$ 6,100
Prelim 2024 Asmt:	\$ 118,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	864
Sale Price/SFLA:	\$ 130.21
Number Bedrooms:	2
Number Baths:	1.0



**6 Denio St
180200 71.082-1-3.1**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/6/2023
Sale Price:	\$ 169,000
Prelim 2024 Land Asmt:	\$ 13,500
Prelim 2024 Asmt:	\$ 176,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,155
Sale Price/SFLA:	\$ 146.32
Number Bedrooms:	3
Number Baths:	1.0



**37 Montclair Ave
180200 84.031-2-4**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	4/18/2022
Sale Price:	\$ 85,000
Prelim 2024 Land Asmt:	\$ 9,500
Prelim 2024 Asmt:	\$ 114,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,170
Sale Price/SFLA:	\$ 72.65
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**58 Columbia Ave
180200 84.035-1-29**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/10/2023
 Sale Price: \$ 80,000
 Prelim 2024 Land Asmt: \$ 6,100
 Prelim 2024 Asmt: \$ 88,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,180
 Sale Price/SFLA: \$ 67.80
 Number Bedrooms: 3
 Number Baths: 1.0



**258 Bank St
180200 71.082-1-23**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/26/2022
 Sale Price: \$ 129,900
 Prelim 2024 Land Asmt: \$ 7,800
 Prelim 2024 Asmt: \$ 136,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,196
 Sale Price/SFLA: \$ 108.61
 Number Bedrooms: 3
 Number Baths: 1.0



**53 Montclair Ave
180200 84.024-1-51**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/21/2023
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 8,800
 Prelim 2024 Asmt: \$ 125,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,232
 Sale Price/SFLA: \$ 97.40
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**217 Bank St
180200 84.025-1-20**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/12/2023
 Sale Price: \$ 93,500
 Prelim 2024 Land Asmt: \$ 12,000
 Prelim 2024 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,248
 Sale Price/SFLA: \$ 74.92
 Number Bedrooms: 3
 Number Baths: 1.5



**4 Union St
180200 84.031-1-37**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/23/2023
 Sale Price: \$ 106,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,248
 Sale Price/SFLA: \$ 84.94
 Number Bedrooms: 3
 Number Baths: 1.0



**6 Union St
180200 84.031-1-38**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/23/2022
 Sale Price: \$ 140,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 149,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 112.18
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**15 Columbia Ave
180200 84.043-1-37**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/2/2022
 Sale Price: \$ 65,000
 Prelim 2024 Land Asmt: \$ 6,600
 Prelim 2024 Asmt: \$ 77,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1910
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,254
 Sale Price/SFLA: \$ 51.83
 Number Bedrooms: 2
 Number Baths: 1.5



**67 Lyon St
180200 84.006-2-62**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/27/2022
 Sale Price: \$ 105,470
 Prelim 2024 Land Asmt: \$ 12,600
 Prelim 2024 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,254
 Sale Price/SFLA: \$ 84.11
 Number Bedrooms: 3
 Number Baths: 1.0



**205 Ross St
180200 84.034-3-7**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/25/2022
 Sale Price: \$ 127,000
 Prelim 2024 Land Asmt: \$ 8,200
 Prelim 2024 Asmt: \$ 124,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,266
 Sale Price/SFLA: \$ 100.32
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



38 Dellinger Ave
180200 84.040-2-45

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/25/2022
 Sale Price: \$ 88,740
 Prelim 2024 Land Asmt: \$ 5,500
 Prelim 2024 Asmt: \$ 101,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,268
 Sale Price/SFLA: \$ 69.98
 Number Bedrooms: 3
 Number Baths: 1.0



52 Union St
180200 84.023-1-11

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/23/2023
 Sale Price: \$ 165,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 165,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,276
 Sale Price/SFLA: \$ 129.31
 Number Bedrooms: 3
 Number Baths: 1.5



20 Lyon St
180200 84.031-2-31

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/23/2023
 Sale Price: \$ 110,000
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,280
 Sale Price/SFLA: \$ 85.94
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**29 Manhattan Ave
180200 84.035-1-58**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/1/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 13,100
 Prelim 2024 Asmt: \$ 157,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,282
 Sale Price/SFLA: \$ 117.00
 Number Bedrooms: 3
 Number Baths: 1.0



**206 North St
180200 84.034-2-2**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/11/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 10,500
 Prelim 2024 Asmt: \$ 171,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,291
 Sale Price/SFLA: \$ 123.93
 Number Bedrooms: 3
 Number Baths: 1.0



**50 Lyon St
180200 84.024-1-59**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/15/2022
 Sale Price: \$ 129,900
 Prelim 2024 Land Asmt: \$ 8,800
 Prelim 2024 Asmt: \$ 152,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,298
 Sale Price/SFLA: \$ 100.08
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**32 Union St
180200 84.023-1-42**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/19/2022
 Sale Price: \$ 122,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,300
 Sale Price/SFLA: \$ 93.85
 Number Bedrooms: 3
 Number Baths: 1.5



**170 Oak St
180200 71.018-2-38**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/28/2023
 Sale Price: \$ 125,497
 Prelim 2024 Land Asmt: \$ 17,800
 Prelim 2024 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1939
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,308
 Sale Price/SFLA: \$ 95.95
 Number Bedrooms: 2
 Number Baths: 1.5



**7 Willow St
180200 84.007-1-22**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/31/2022
 Sale Price: \$ 85,000
 Prelim 2024 Land Asmt: \$ 10,100
 Prelim 2024 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,334
 Sale Price/SFLA: \$ 63.72
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**109 Ellsworth Ave
180200 84.043-1-64**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/6/2022
 Sale Price: \$ 77,000
 Prelim 2024 Land Asmt: \$ 5,800
 Prelim 2024 Asmt: \$ 86,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,336
 Sale Price/SFLA: \$ 57.63
 Number Bedrooms: 3
 Number Baths: 1.5



**62 Lyon St
180200 84.024-1-68**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/30/2022
 Sale Price: \$ 80,000
 Prelim 2024 Land Asmt: \$ 14,900
 Prelim 2024 Asmt: \$ 126,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,342
 Sale Price/SFLA: \$ 59.61
 Number Bedrooms: 3
 Number Baths: 1.5



**46 Lyon St
180200 84.024-1-57**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/17/2023
 Sale Price: \$ 157,850
 Prelim 2024 Land Asmt: \$ 12,100
 Prelim 2024 Asmt: \$ 157,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 117.45
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**49 Montclair Ave
180200 84.024-1-53**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 7/14/2022
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 8,800
 Prelim 2024 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,344
 Sale Price/SFLA: \$ 66.96
 Number Bedrooms: 2
 Number Baths: 2.0



**148 Summit St
180200 84.034-2-26**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/26/2022
 Sale Price: \$ 175,000
 Prelim 2024 Land Asmt: \$ 10,000
 Prelim 2024 Asmt: \$ 169,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 130.21
 Number Bedrooms: 3
 Number Baths: 1.0



**9 Ellsworth Ave
180200 84.034-3-34**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/29/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 13,400
 Prelim 2024 Asmt: \$ 176,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,349
 Sale Price/SFLA: \$ 118.61
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**108 North St
180200 84.034-1-5**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/26/2023
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 8,600
 Prelim 2024 Asmt: \$ 156,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,362
 Sale Price/SFLA: \$ 110.13
 Number Bedrooms: 4
 Number Baths: 1.0



**3 Raymond Ave
180200 84.039-2-5**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/13/2022
 Sale Price: \$ 100,000
 Prelim 2024 Land Asmt: \$ 12,600
 Prelim 2024 Asmt: \$ 126,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,376
 Sale Price/SFLA: \$ 72.67
 Number Bedrooms: 3
 Number Baths: 1.5



**7 East Ave
180200 84.043-1-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/22/2022
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 14,400
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,400
 Sale Price/SFLA: \$ 85.71
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**52 Montclair Ave
180200 84.024-1-44**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/30/2023
 Sale Price: \$ 125,000
 Prelim 2024 Land Asmt: \$ 8,400
 Prelim 2024 Asmt: \$ 127,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,410
 Sale Price/SFLA: \$ 88.65
 Number Bedrooms: 4
 Number Baths: 1.5



**63 Oak St
180200 84.024-1-31**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/24/2023
 Sale Price: \$ 154,300
 Prelim 2024 Land Asmt: \$ 11,400
 Prelim 2024 Asmt: \$ 161,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,410
 Sale Price/SFLA: \$ 109.43
 Number Bedrooms: 4
 Number Baths: 1.0



**67 Oak St
180200 84.024-1-29**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/23/2023
 Sale Price: \$ 70,000
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 84,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Partial
 Grade: Average
 Condition: Poor
 SFLA: 1,414
 Sale Price/SFLA: \$ 49.50
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**2 Tracy Ave
180200 84.042-1-33**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/31/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 7,100
 Prelim 2024 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,416
 Sale Price/SFLA: \$ 91.81
 Number Bedrooms: 3
 Number Baths: 1.0



**30 Washington Ave
180200 84.040-2-8**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/4/2022
 Sale Price: \$ 159,900
 Prelim 2024 Land Asmt: \$ 8,100
 Prelim 2024 Asmt: \$ 161,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,416
 Sale Price/SFLA: \$ 112.92
 Number Bedrooms: 4
 Number Baths: 2.0



**141 Ross St
180200 84.034-3-24**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/18/2022
 Sale Price: \$ 127,000
 Prelim 2024 Land Asmt: \$ 9,700
 Prelim 2024 Asmt: \$ 127,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,432
 Sale Price/SFLA: \$ 88.69
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**22 Montclair Ave
180200 84.031-3-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/29/2022
 Sale Price: \$ 107,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,440
 Sale Price/SFLA: \$ 74.31
 Number Bedrooms: 3
 Number Baths: 1.5



**120 North St
180200 84.034-1-17**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/6/2023
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 6,700
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1850
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,442
 Sale Price/SFLA: \$ 100.55
 Number Bedrooms: 3
 Number Baths: 1.0



**107 Tracy Ave
180200 84.026-1-36**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/23/2022
 Sale Price: \$ 167,000
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 176,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,442
 Sale Price/SFLA: \$ 115.81
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**101 North St
180200 84.026-1-43**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/20/2023
 Sale Price: \$ 177,000
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,452
 Sale Price/SFLA: \$ 121.90
 Number Bedrooms: 3
 Number Baths: 2.0



**136 Ross St
180200 84.043-1-79**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/10/2023
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 8,800
 Prelim 2024 Asmt: \$ 145,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,452
 Sale Price/SFLA: \$ 99.86
 Number Bedrooms: 4
 Number Baths: 1.0



**13 Oak St
180200 84.006-4-31**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/5/2023
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 14,000
 Prelim 2024 Asmt: \$ 110,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,458
 Sale Price/SFLA: \$ 72.02
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**305 Bank St
180200 71.019-1-14**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/5/2022
Sale Price:	\$ 75,000
Prelim 2024 Land Asmt:	\$ 0
Prelim 2024 Asmt:	\$ 96,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,469
Sale Price/SFLA:	\$ 51.06
Number Bedrooms:	2
Number Baths:	1.5



**170 Ross St
180200 84.035-1-77**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/12/2023
Sale Price:	\$ 187,000
Prelim 2024 Land Asmt:	\$ 9,500
Prelim 2024 Asmt:	\$ 189,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,476
Sale Price/SFLA:	\$ 126.69
Number Bedrooms:	4
Number Baths:	1.5



**205 Bank St
180200 84.025-1-27**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/16/2023
Sale Price:	\$ 158,000
Prelim 2024 Land Asmt:	\$ 10,900
Prelim 2024 Asmt:	\$ 169,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,482
Sale Price/SFLA:	\$ 106.61
Number Bedrooms:	2
Number Baths:	1.5

City of Batavia



**54 Tracy Ave
180200 84.034-1-45**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/11/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 169,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,488
 Sale Price/SFLA: \$ 100.81
 Number Bedrooms: 4
 Number Baths: 1.0



**239-241 Bank St
180200 84.026-1-6**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/4/2022
 Sale Price: \$ 124,800
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 125,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,504
 Sale Price/SFLA: \$ 82.98
 Number Bedrooms: 4
 Number Baths: 1.0



**35 Manhattan Ave
180200 84.035-1-56**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/6/2023
 Sale Price: \$ 148,800
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 100,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,522
 Sale Price/SFLA: \$ 97.77
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**139 Tracy Ave
180200 84.026-1-14**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/9/2022
 Sale Price: \$ 125,000
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,560
 Sale Price/SFLA: \$ 80.13
 Number Bedrooms: 3
 Number Baths: 1.5



**43 Union St
180200 84.006-1-3**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/2/2022
 Sale Price: \$ 170,000
 Prelim 2024 Land Asmt: \$ 14,300
 Prelim 2024 Asmt: \$ 187,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,560
 Sale Price/SFLA: \$ 108.97
 Number Bedrooms: 3
 Number Baths: 1.0



**44 Columbia Ave
180200 84.035-1-25**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/4/2022
 Sale Price: \$ 154,900
 Prelim 2024 Land Asmt: \$ 9,800
 Prelim 2024 Asmt: \$ 158,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,571
 Sale Price/SFLA: \$ 98.60
 Number Bedrooms: 2
 Number Baths: 1.5

City of Batavia



**17 Tracy Ave
180200 84.042-1-50**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/27/2022
 Sale Price: \$ 103,000
 Prelim 2024 Land Asmt: \$ 10,900
 Prelim 2024 Asmt: \$ 117,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,624
 Sale Price/SFLA: \$ 63.42
 Number Bedrooms: 4
 Number Baths: 1.0



**3 Richmond Ave
180200 84.006-4-4**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/20/2023
 Sale Price: \$ 215,000
 Prelim 2024 Land Asmt: \$ 14,300
 Prelim 2024 Asmt: \$ 217,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,628
 Sale Price/SFLA: \$ 132.06
 Number Bedrooms: 4
 Number Baths: 1.5



**348 West Main St
180200 84.005-2-18**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/3/2023
 Sale Price: \$ 60,000
 Prelim 2024 Land Asmt: \$ 14,500
 Prelim 2024 Asmt: \$ 93,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 1,638
 Sale Price/SFLA: \$ 36.63
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**160 Ross St
180200 84.035-1-72**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/15/2023
 Sale Price: \$ 97,000
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 101,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,646
 Sale Price/SFLA: \$ 58.93
 Number Bedrooms: 4
 Number Baths: 2.0



**3 East Ave
180200 84.043-1-49**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/21/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,649
 Sale Price/SFLA: \$ 90.96
 Number Bedrooms: 4
 Number Baths: 1.0



**2 Manhattan Ave
180200 84.043-1-65**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 11/2/2023
 Sale Price: \$ 86,000
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 87,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,666
 Sale Price/SFLA: \$ 51.62
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**32 Lyon St
180200 84.031-2-36**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 7/20/2023
 Sale Price: \$ 118,000
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 124,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,672
 Sale Price/SFLA: \$ 70.57
 Number Bedrooms: 5
 Number Baths: 2.0



**161 Bank St
180200 84.033-2-7**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 4/27/2022
 Sale Price: \$ 64,000
 Prelim 2024 Land Asmt: \$ 13,700
 Prelim 2024 Asmt: \$ 94,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,730
 Sale Price/SFLA: \$ 36.99
 Number Bedrooms: 3
 Number Baths: 2.0



**11 Montclair Ave
180200 84.031-2-17**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/4/2022
 Sale Price: \$ 94,000
 Prelim 2024 Land Asmt: \$ 12,700
 Prelim 2024 Asmt: \$ 123,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,776
 Sale Price/SFLA: \$ 52.93
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



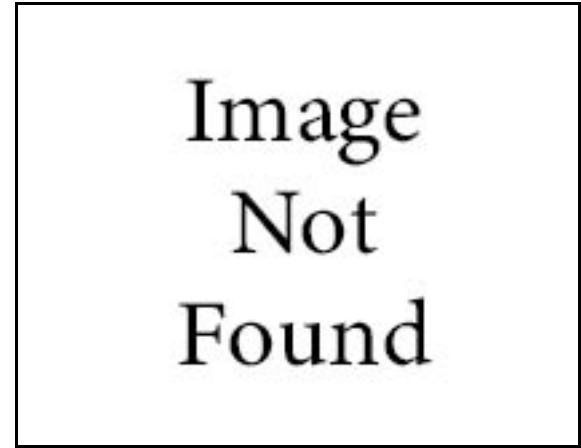
**22 Washington Ave
180200 84.040-2-4**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/13/2023
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 10,000
 Prelim 2024 Asmt: \$ 165,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,798
 Sale Price/SFLA: \$ 88.99
 Number Bedrooms: 6
 Number Baths: 1.0



**10 Dellinger Ave
180200 84.040-2-59**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/20/2023
 Sale Price: \$ 80,487
 Prelim 2024 Land Asmt: \$ 11,200
 Prelim 2024 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,876
 Sale Price/SFLA: \$ 42.90
 Number Bedrooms: 4
 Number Baths: 1.5



**19 Seneca Ave
180200 84.034-3-47.1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/15/2022
 Sale Price: \$ 209,000
 Prelim 2024 Land Asmt: \$ 19,600
 Prelim 2024 Asmt: \$ 219,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,933
 Sale Price/SFLA: \$ 108.12
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**19 Dellinger Ave
180200 84.040-2-66**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 6/1/2022
 Sale Price: \$ 98,000
 Prelim 2024 Land Asmt: \$ 12,500
 Prelim 2024 Asmt: \$ 117,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,946
 Sale Price/SFLA: \$ 50.36
 Number Bedrooms: 4
 Number Baths: 2.0



**43 Oak St
180200 84.024-1-39**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/31/2022
 Sale Price: \$ 200,000
 Prelim 2024 Land Asmt: \$ 11,900
 Prelim 2024 Asmt: \$ 221,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1928
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,948
 Sale Price/SFLA: \$ 102.67
 Number Bedrooms: 3
 Number Baths: 2.0



**224 State St
180200 84.025-1-53**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/14/2023
 Sale Price: \$ 151,000
 Prelim 2024 Land Asmt: \$ 14,400
 Prelim 2024 Asmt: \$ 144,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,983
 Sale Price/SFLA: \$ 76.15
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**215 Washington Ave
180200 84.042-1-59**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 9/7/2023
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 8,300
 Prelim 2024 Asmt: \$ 107,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,986
 Sale Price/SFLA: \$ 45.32
 Number Bedrooms: 5
 Number Baths: 2.0



**346 West Main St
180200 84.005-2-19**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/23/2022
 Sale Price: \$ 40,000
 Prelim 2024 Land Asmt: \$ 16,100
 Prelim 2024 Asmt: \$ 75,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 2,072
 Sale Price/SFLA: \$ 19.31
 Number Bedrooms: 4
 Number Baths: 1.5



**52 Tracy Ave
180200 84.034-1-44**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 11/4/2022
 Sale Price: \$ 104,500
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 107,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 2,074
 Sale Price/SFLA: \$ 50.39
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**307 Washington Ave
180200 84.042-2-45**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 1/14/2022
 Sale Price: \$ 116,000
 Prelim 2024 Land Asmt: \$ 13,700
 Prelim 2024 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,083
 Sale Price/SFLA: \$ 55.69
 Number Bedrooms: 3
 Number Baths: 2.0



**7 Tracy Ave
180200 84.042-1-55**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/10/2023
 Sale Price: \$ 149,900
 Prelim 2024 Land Asmt: \$ 15,000
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,134
 Sale Price/SFLA: \$ 70.24
 Number Bedrooms: 5
 Number Baths: 2.5



**24 Tracy Ave
180200 84.042-1-44**

Neighborhood: 300
 Property Class: 230 - 3 Family Res
 Sale Date: 8/8/2023
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 10,400
 Prelim 2024 Asmt: \$ 127,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,140
 Sale Price/SFLA: \$ 56.07
 Number Bedrooms: 6
 Number Baths: 3.5

City of Batavia



**111 Ellsworth Ave
180200 84.043-1-36**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 10/4/2022
 Sale Price: \$ 84,000
 Prelim 2024 Land Asmt: \$ 8,300
 Prelim 2024 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,150
 Sale Price/SFLA: \$ 39.07
 Number Bedrooms: 6
 Number Baths: 2.0



**17 Ellsworth Ave
180200 84.034-3-30**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 2/3/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 10,100
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,170
 Sale Price/SFLA: \$ 73.73
 Number Bedrooms: 6
 Number Baths: 2.0



**3-5 Holland Ave
180200 84.031-3-23**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 1/6/2023
 Sale Price: \$ 73,500
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 82,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,184
 Sale Price/SFLA: \$ 33.65
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**103 Ross St
180200 84.042-2-21**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/5/2023
 Sale Price: \$ 205,000
 Prelim 2024 Land Asmt: \$ 16,300
 Prelim 2024 Asmt: \$ 207,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,202
 Sale Price/SFLA: \$ 93.10
 Number Bedrooms: 4
 Number Baths: 1.5



**118 Summit St
180200 84.042-2-65**

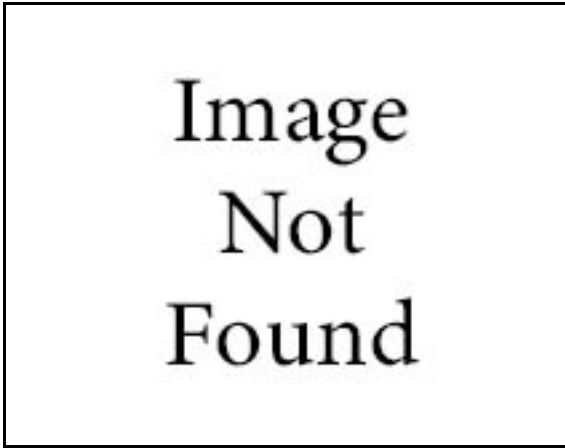
Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/4/2022
 Sale Price: \$ 206,960
 Prelim 2024 Land Asmt: \$ 13,500
 Prelim 2024 Asmt: \$ 215,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,227
 Sale Price/SFLA: \$ 92.93
 Number Bedrooms: 4
 Number Baths: 2.0



**36 Lyon St
180200 84.031-2-38**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 11/30/2022
 Sale Price: \$ 139,900
 Prelim 2024 Land Asmt: \$ 9,500
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,254
 Sale Price/SFLA: \$ 62.07
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**9 Lyon St
180200 84.006-3-27.1**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/24/2022
 Sale Price: \$ 110,000
 Prelim 2024 Land Asmt: \$ 11,900
 Prelim 2024 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,440
 Sale Price/SFLA: \$ 45.08
 Number Bedrooms: 4
 Number Baths: 2.0



**133 Bank St
180200 84.033-2-18**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/20/2023
 Sale Price: \$ 125,000
 Prelim 2024 Land Asmt: \$ 16,200
 Prelim 2024 Asmt: \$ 141,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 2,502
 Sale Price/SFLA: \$ 49.96
 Number Bedrooms: 4
 Number Baths: 2.0



**29-31 Thomas Ave
180200 84.010-3-7.1**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 4/4/2022
 Sale Price: \$ 170,500
 Prelim 2024 Land Asmt: \$ 11,200
 Prelim 2024 Asmt: \$ 165,000
 Building Style: Old Style
 Exterior Wall: Concrete
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,803
 Sale Price/SFLA: \$ 60.83
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**100 Summit St
180200 84.042-2-40**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 2/19/2022
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 12,000
 Prelim 2024 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1885
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,012
 Sale Price/SFLA: \$ 29.88
 Number Bedrooms: 4
 Number Baths: 2.0



**2 North St
180200 84.033-2-1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/24/2023
 Sale Price: \$ 205,000
 Prelim 2024 Land Asmt: \$ 14,400
 Prelim 2024 Asmt: \$ 224,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,268
 Sale Price/SFLA: \$ 62.73
 Number Bedrooms: 3
 Number Baths: 2.5



**20 Summit St
180200 84.011-2-1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/19/2022
 Sale Price: \$ 235,000
 Prelim 2024 Land Asmt: \$ 13,800
 Prelim 2024 Asmt: \$ 239,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1845
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,368
 Sale Price/SFLA: \$ 69.77
 Number Bedrooms: 4
 Number Baths: 2.5

City of Batavia



**6 West Ave
180200 84.023-1-55**

Neighborhood: 300
Property Class: 210 - 1 Family Res
Sale Date: 8/21/2023
Sale Price: \$ 132,500
Prelim 2024 Land Asmt: \$ 10,800
Prelim 2024 Asmt: \$ 129,000
Building Style: Bungalow
Exterior Wall: Alum/vinyl
Year Built: 1930
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 628
Sale Price/SFLA: \$ 210.99
Number Bedrooms: 2
Number Baths: 1.0

City of Batavia



**25 West Ave
180200 84.005-1-13**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 2/15/2022
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 31,200
 Prelim 2024 Asmt: \$ 134,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1949
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,052
 Sale Price/SFLA: \$ 114.07
 Number Bedrooms: 3
 Number Baths: 1.0



**43 Redfield Pkwy
180200 71.017-2-47**

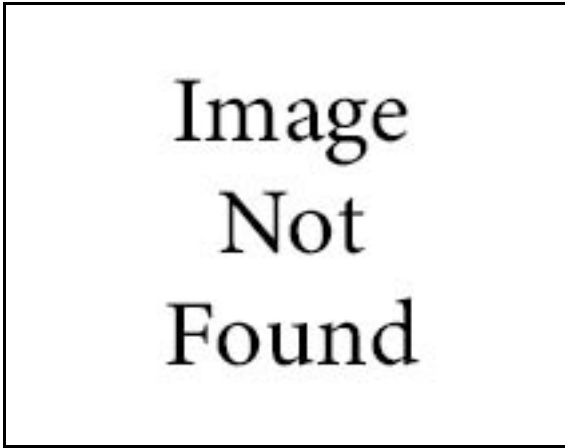
Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 6/5/2023
 Sale Price: \$ 140,000
 Prelim 2024 Land Asmt: \$ 26,200
 Prelim 2024 Asmt: \$ 143,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1951
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,182
 Sale Price/SFLA: \$ 118.44
 Number Bedrooms: 2
 Number Baths: 1.0



**33 Bogue Ave
180200 84.005-1-40**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 4/26/2022
 Sale Price: \$ 243,500
 Prelim 2024 Land Asmt: \$ 31,300
 Prelim 2024 Asmt: \$ 261,500
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1952
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,340
 Sale Price/SFLA: \$ 181.72
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**29 Woodrow Rd
180200 84.005-1-11.1**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 9/1/2023
 Sale Price: \$ 250,000
 Prelim 2024 Land Asmt: \$ 32,400
 Prelim 2024 Asmt: \$ 252,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1963
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,870
 Sale Price/SFLA: \$ 133.69
 Number Bedrooms: 4
 Number Baths: 2.0



**100 Oak St
180200 84.006-2-52**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 11/14/2023
 Sale Price: \$ 199,900
 Prelim 2024 Land Asmt: \$ 30,500
 Prelim 2024 Asmt: \$ 201,000
 Building Style: Ranch
 Exterior Wall: Concrete
 Year Built: 1947
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,892
 Sale Price/SFLA: \$ 105.66
 Number Bedrooms: 3
 Number Baths: 1.0



**21 Woodrow Rd
180200 84.005-1-16**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2022
 Sale Price: \$ 135,000
 Prelim 2024 Land Asmt: \$ 24,000
 Prelim 2024 Asmt: \$ 158,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1946
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,425
 Sale Price/SFLA: \$ 94.74
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**2 Redfield Pkwy
180200 84.005-1-52**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 8/11/2023
 Sale Price: \$ 220,000
 Prelim 2024 Land Asmt: \$ 29,000
 Prelim 2024 Asmt: \$ 224,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 1,752
 Sale Price/SFLA: \$ 125.57
 Number Bedrooms: 4
 Number Baths: 1.0



**15 Bogue Ave
180200 84.005-1-45**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 7/10/2023
 Sale Price: \$ 357,100
 Prelim 2024 Land Asmt: \$ 28,000
 Prelim 2024 Asmt: \$ 357,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,772
 Sale Price/SFLA: \$ 128.82
 Number Bedrooms: 4
 Number Baths: 1.5



**1 Woodrow Rd
180200 84.005-1-27**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 9/26/2022
 Sale Price: \$ 168,000
 Prelim 2024 Land Asmt: \$ 15,700
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,298
 Sale Price/SFLA: \$ 129.43
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**21 Redfield Pkwy
180200 84.005-1-77**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 6/13/2022
 Sale Price: \$ 211,000
 Prelim 2024 Land Asmt: \$ 26,900
 Prelim 2024 Asmt: \$ 219,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,635
 Sale Price/SFLA: \$ 129.05
 Number Bedrooms: 3
 Number Baths: 1.0



**40 Redfield Pkwy
180200 84.005-1-66**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 10/25/2023
 Sale Price: \$ 235,000
 Prelim 2024 Land Asmt: \$ 33,800
 Prelim 2024 Asmt: \$ 235,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1926
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,800
 Sale Price/SFLA: \$ 130.56
 Number Bedrooms: 3
 Number Baths: 1.5



**59 Ellicott Ave
180200 84.006-4-13**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 11/21/2022
 Sale Price: \$ 200,000
 Prelim 2024 Land Asmt: \$ 54,000
 Prelim 2024 Asmt: \$ 212,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1907
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,414
 Sale Price/SFLA: \$ 82.85
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**20 Ellicott Ave
180200 84.010-3-31**

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	10/6/2022
Sale Price:	\$ 245,000
Prelim 2024 Land Asmt:	\$ 29,800
Prelim 2024 Asmt:	\$ 256,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,601
Sale Price/SFLA:	\$ 94.19
Number Bedrooms:	4
Number Baths:	3.0



**16 Ellicott Ave
180200 84.010-3-29**

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	5/26/2023
Sale Price:	\$ 237,903
Prelim 2024 Land Asmt:	\$ 30,400
Prelim 2024 Asmt:	\$ 240,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,784
Sale Price/SFLA:	\$ 85.45
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



**117 Walnut St
180200 84.014-2-27**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	11/1/2023
Sale Price:	\$ 54,000
Prelim 2024 Land Asmt:	\$ 12,600
Prelim 2024 Asmt:	\$ 85,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Crawl
Grade:	Economy
Condition:	Poor
SFLA:	720
Sale Price/SFLA:	\$ 75.00
Number Bedrooms:	2
Number Baths:	1.0



**15 Elmwood Ave
180200 84.019-2-44**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	6/22/2022
Sale Price:	\$ 103,500
Prelim 2024 Land Asmt:	\$ 14,700
Prelim 2024 Asmt:	\$ 142,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1946
Basement Type:	Full
Grade:	Economy
Condition:	Normal
SFLA:	932
Sale Price/SFLA:	\$ 111.05
Number Bedrooms:	2
Number Baths:	2.0



**11 Linwood Ave
180200 84.020-3-40**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/31/2023
Sale Price:	\$ 165,000
Prelim 2024 Land Asmt:	\$ 15,500
Prelim 2024 Asmt:	\$ 173,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1954
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	936
Sale Price/SFLA:	\$ 176.28
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**66 River St
180200 84.009-1-21**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/27/2023
 Sale Price: \$ 165,000
 Prelim 2024 Land Asmt: \$ 17,300
 Prelim 2024 Asmt: \$ 169,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1988
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 960
 Sale Price/SFLA: \$ 171.88
 Number Bedrooms: 3
 Number Baths: 1.0



**12 Dewey Ave
180200 84.009-2-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 7/27/2023
 Sale Price: \$ 170,000
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 172,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 976
 Sale Price/SFLA: \$ 174.18
 Number Bedrooms: 2
 Number Baths: 1.0



**29 Williams St
180200 84.020-2-37**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/21/2022
 Sale Price: \$ 150,000
 Prelim 2024 Land Asmt: \$ 16,300
 Prelim 2024 Asmt: \$ 137,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1958
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 984
 Sale Price/SFLA: \$ 152.44
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



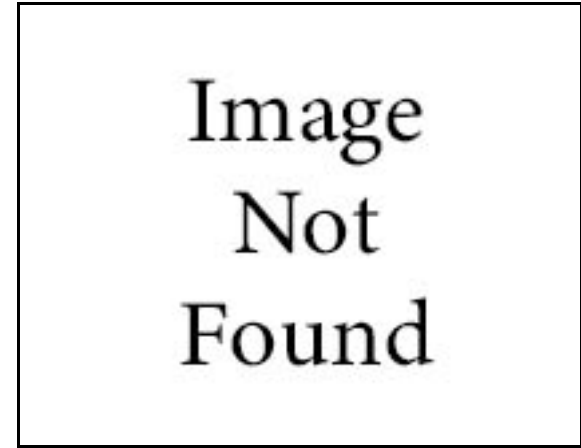
**46 Ganson Ave
180200 84.073-1-9**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	9/21/2022
Sale Price:	\$ 95,000
Prelim 2024 Land Asmt:	\$ 13,400
Prelim 2024 Asmt:	\$ 132,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1964
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,032
Sale Price/SFLA:	\$ 92.05
Number Bedrooms:	2
Number Baths:	1.0



**5 Cherry St
180200 84.065-2-26**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/25/2022
Sale Price:	\$ 144,500
Prelim 2024 Land Asmt:	\$ 15,600
Prelim 2024 Asmt:	\$ 148,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,112
Sale Price/SFLA:	\$ 129.95
Number Bedrooms:	3
Number Baths:	1.5



**21 Clifton Ave
180200 84.020-3-61**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	9/1/2022
Sale Price:	\$ 155,000
Prelim 2024 Land Asmt:	\$ 7,500
Prelim 2024 Asmt:	\$ 160,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	2021
Basement Type:	Crawl
Grade:	Economy
Condition:	Normal
SFLA:	1,200
Sale Price/SFLA:	\$ 129.17
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



**31 Clifton Ave
180200 84.020-3-58**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	1/23/2023
Sale Price:	\$ 149,000
Prelim 2024 Land Asmt:	\$ 14,400
Prelim 2024 Asmt:	\$ 153,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1960
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,212
Sale Price/SFLA:	\$ 122.94
Number Bedrooms:	3
Number Baths:	1.0



**204 South Main St
180200 84.005-2-57**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/7/2022
Sale Price:	\$ 155,200
Prelim 2024 Land Asmt:	\$ 17,000
Prelim 2024 Asmt:	\$ 154,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1954
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,224
Sale Price/SFLA:	\$ 126.80
Number Bedrooms:	2
Number Baths:	1.0



**30-32 Warren St
180200 84.073-2-36**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/14/2023
Sale Price:	\$ 125,000
Prelim 2024 Land Asmt:	\$ 10,800
Prelim 2024 Asmt:	\$ 146,000
Building Style:	Ranch
Exterior Wall:	Composition
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,272
Sale Price/SFLA:	\$ 98.27
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**19 River St
180200 84.005-2-45**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/31/2022
 Sale Price: \$ 159,900
 Prelim 2024 Land Asmt: \$ 15,200
 Prelim 2024 Asmt: \$ 152,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,292
 Sale Price/SFLA: \$ 123.76
 Number Bedrooms: 2
 Number Baths: 1.5



**158 South Main St
180200 84.005-2-34**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/26/2022
 Sale Price: \$ 121,500
 Prelim 2024 Land Asmt: \$ 21,800
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1954
 Basement Type: Full
 Grade: Economy
 Condition: Fair
 SFLA: 1,305
 Sale Price/SFLA: \$ 93.10
 Number Bedrooms: 3
 Number Baths: 1.0



**43-45 Roosevelt Ave
180200 84.009-4-23**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/24/2023
 Sale Price: \$ 209,000
 Prelim 2024 Land Asmt: \$ 16,300
 Prelim 2024 Asmt: \$ 202,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1967
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,348
 Sale Price/SFLA: \$ 155.04
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**12 Cone St
180200 84.073-1-29**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2022
 Sale Price: \$ 251,500
 Prelim 2024 Land Asmt: \$ 13,600
 Prelim 2024 Asmt: \$ 268,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1949
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,622
 Sale Price/SFLA: \$ 155.06
 Number Bedrooms: 3
 Number Baths: 1.5



**221 South Main St
180200 84.009-1-2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 12/6/2022
 Sale Price: \$ 223,000
 Prelim 2024 Land Asmt: \$ 15,700
 Prelim 2024 Asmt: \$ 227,000
 Building Style: R. Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1977
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,886
 Sale Price/SFLA: \$ 118.24
 Number Bedrooms: 4
 Number Baths: 1.5



**447 South Jackson St
180200 84.019-3-45**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/21/2022
 Sale Price: \$ 169,900
 Prelim 2024 Land Asmt: \$ 13,600
 Prelim 2024 Asmt: \$ 164,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1972
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,214
 Sale Price/SFLA: \$ 139.95
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**211 South Main St
180200 84.009-1-4**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/24/2022
 Sale Price: \$ 247,000
 Prelim 2024 Land Asmt: \$ 16,200
 Prelim 2024 Asmt: \$ 209,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1975
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,000
 Sale Price/SFLA: \$ 123.50
 Number Bedrooms: 3
 Number Baths: 1.0



**47 River St
180200 84.009-2-68**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/12/2022
 Sale Price: \$ 211,000
 Prelim 2024 Land Asmt: \$ 17,600
 Prelim 2024 Asmt: \$ 215,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1972
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,020
 Sale Price/SFLA: \$ 104.46
 Number Bedrooms: 4
 Number Baths: 1.0



**36 Roosevelt Ave
180200 84.009-2-27**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/2/2022
 Sale Price: \$ 143,000
 Prelim 2024 Land Asmt: \$ 15,800
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1954
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,050
 Sale Price/SFLA: \$ 136.19
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**19 Kibbe Ave
180200 84.019-2-63**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/4/2022
 Sale Price: \$ 95,462
 Prelim 2024 Land Asmt: \$ 13,000
 Prelim 2024 Asmt: \$ 107,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1947
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,214
 Sale Price/SFLA: \$ 78.63
 Number Bedrooms: 3
 Number Baths: 1.0



**177 South Main St
180200 84.009-2-10**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 8/24/2022
 Sale Price: \$ 135,000
 Prelim 2024 Land Asmt: \$ 14,500
 Prelim 2024 Asmt: \$ 162,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1952
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,326
 Sale Price/SFLA: \$ 101.81
 Number Bedrooms: 2
 Number Baths: 2.0



**23 Adams St
180200 84.046-1-6**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/8/2023
 Sale Price: \$ 165,000
 Prelim 2024 Land Asmt: \$ 14,200
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,368
 Sale Price/SFLA: \$ 120.61
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**28 Garfield Ave
180200 84.073-2-59**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 12/7/2023
 Sale Price: \$ 150,500
 Prelim 2024 Land Asmt: \$ 10,800
 Prelim 2024 Asmt: \$ 148,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,524
 Sale Price/SFLA: \$ 98.75
 Number Bedrooms: 4
 Number Baths: 1.0



**16 Orleans Ave
180200 84.046-1-22**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/7/2022
 Sale Price: \$ 215,000
 Prelim 2024 Land Asmt: \$ 16,500
 Prelim 2024 Asmt: \$ 267,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1999
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,790
 Sale Price/SFLA: \$ 77.06
 Number Bedrooms: 4
 Number Baths: 2.5



**7 1/2 Hutchins St
180200 84.066-2-44.2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/18/2022
 Sale Price: \$ 68,900
 Prelim 2024 Land Asmt: \$ 6,900
 Prelim 2024 Asmt: \$ 74,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 816
 Sale Price/SFLA: \$ 84.44
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**11 Thorp St
180200 84.065-1-5**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/21/2022
 Sale Price: \$ 55,000
 Prelim 2024 Land Asmt: \$ 6,000
 Prelim 2024 Asmt: \$ 72,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1840
 Basement Type: Crawl
 Grade: Average
 Condition: Normal
 SFLA: 859
 Sale Price/SFLA: \$ 64.03
 Number Bedrooms: 2
 Number Baths: 1.0



**109 Watson St
180200 84.065-1-2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/21/2023
 Sale Price: \$ 20,000
 Prelim 2024 Land Asmt: \$ 7,900
 Prelim 2024 Asmt: \$ 42,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Crawl
 Grade: Economy
 Condition: Poor
 SFLA: 862
 Sale Price/SFLA: \$ 23.20
 Number Bedrooms: 2
 Number Baths: 2.0



**143 Pearl St
180200 84.013-1-17**

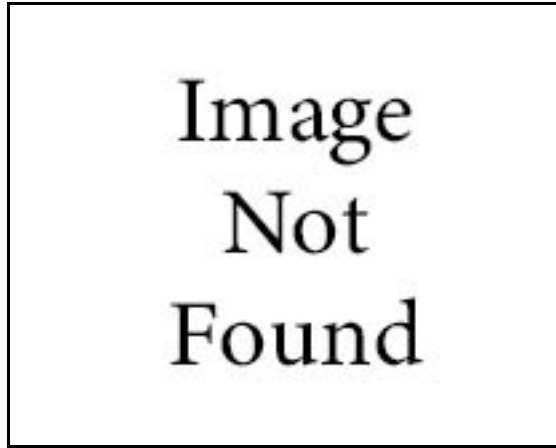
Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/17/2023
 Sale Price: \$ 80,000
 Prelim 2024 Land Asmt: \$ 23,300
 Prelim 2024 Asmt: \$ 102,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 884
 Sale Price/SFLA: \$ 90.50
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**234 Liberty St
180200 84.073-2-20**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	1/28/2022
Sale Price:	\$ 80,000
Prelim 2024 Land Asmt:	\$ 15,800
Prelim 2024 Asmt:	\$ 80,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1840
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	920
Sale Price/SFLA:	\$ 86.96
Number Bedrooms:	2
Number Baths:	1.0



**13 Thorp St
180200 84.065-1-52.1**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	3/4/2022
Sale Price:	\$ 58,500
Prelim 2024 Land Asmt:	\$ 7,400
Prelim 2024 Asmt:	\$ 64,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,024
Sale Price/SFLA:	\$ 57.13
Number Bedrooms:	3
Number Baths:	1.0



**28 Williams St
180200 84.020-2-52**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	11/17/2022
Sale Price:	\$ 100,000
Prelim 2024 Land Asmt:	\$ 10,100
Prelim 2024 Asmt:	\$ 111,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	1,044
Sale Price/SFLA:	\$ 95.79
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**5 Brooklyn Ave
180200 84.047-2-69**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/11/2022
 Sale Price: \$ 115,000
 Prelim 2024 Land Asmt: \$ 11,400
 Prelim 2024 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,056
 Sale Price/SFLA: \$ 108.90
 Number Bedrooms: 2
 Number Baths: 1.0



**187 South Main St
180200 84.009-2-7**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/26/2022
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 19,100
 Prelim 2024 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,080
 Sale Price/SFLA: \$ 111.11
 Number Bedrooms: 3
 Number Baths: 1.0



**26 Warren St
180200 84.073-2-35**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/11/2022
 Sale Price: \$ 45,100
 Prelim 2024 Land Asmt: \$ 10,300
 Prelim 2024 Asmt: \$ 64,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1870
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,128
 Sale Price/SFLA: \$ 39.98
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**15 South Lyon St
180200 84.039-1-20**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 7/24/2023
 Sale Price: \$ 119,000
 Prelim 2024 Land Asmt: \$ 8,500
 Prelim 2024 Asmt: \$ 119,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,144
 Sale Price/SFLA: \$ 104.02
 Number Bedrooms: 3
 Number Baths: 1.0



**4 Sumner St
180200 84.019-3-18**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 8/17/2022
 Sale Price: \$ 49,000
 Prelim 2024 Land Asmt: \$ 7,700
 Prelim 2024 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,199
 Sale Price/SFLA: \$ 40.87
 Number Bedrooms: 3
 Number Baths: 2.0



**4 Sumner St
180200 84.019-3-18**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 8/31/2023
 Sale Price: \$ 100,000
 Prelim 2024 Land Asmt: \$ 7,700
 Prelim 2024 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,199
 Sale Price/SFLA: \$ 83.40
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



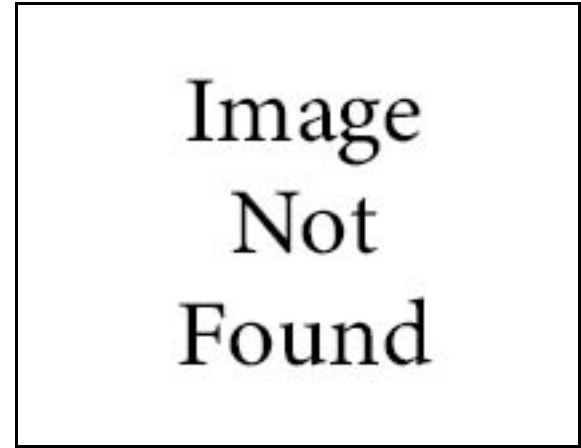
**24 Chestnut St
180200 84.018-1-29**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	7/14/2022
Sale Price:	\$ 144,000
Prelim 2024 Land Asmt:	\$ 29,800
Prelim 2024 Asmt:	\$ 153,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,208
Sale Price/SFLA:	\$ 119.21
Number Bedrooms:	2
Number Baths:	2.0



**32 Franklin St
180200 84.055-1-24**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	4/5/2022
Sale Price:	\$ 136,740
Prelim 2024 Land Asmt:	\$ 10,800
Prelim 2024 Asmt:	\$ 109,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,232
Sale Price/SFLA:	\$ 110.99
Number Bedrooms:	4
Number Baths:	1.0



**5 River St
180200 84.005-2-48.11**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	6/2/2022
Sale Price:	\$ 80,000
Prelim 2024 Land Asmt:	\$ 20,200
Prelim 2024 Asmt:	\$ 104,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	1,232
Sale Price/SFLA:	\$ 64.94
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**252 Swan St
180200 84.019-3-37**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/18/2023
 Sale Price: \$ 123,800
 Prelim 2024 Land Asmt: \$ 24,200
 Prelim 2024 Asmt: \$ 126,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,235
 Sale Price/SFLA: \$ 100.24
 Number Bedrooms: 2
 Number Baths: 1.0



**1 Watson St
180200 84.065-1-11**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 3/31/2022
 Sale Price: \$ 89,994
 Prelim 2024 Land Asmt: \$ 5,600
 Prelim 2024 Asmt: \$ 86,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 72.11
 Number Bedrooms: 4
 Number Baths: 2.0



**46 Clifton Ave
180200 84.020-2-27**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/15/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 16,600
 Prelim 2024 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,272
 Sale Price/SFLA: \$ 125.79
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**46 Clifton Ave
180200 84.020-2-27**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 12/21/2022
 Sale Price: \$ 172,000
 Prelim 2024 Land Asmt: \$ 16,600
 Prelim 2024 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,272
 Sale Price/SFLA: \$ 135.22
 Number Bedrooms: 4
 Number Baths: 1.0



**129 Hutchins St
180200 84.082-1-28**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/29/2023
 Sale Price: \$ 84,100
 Prelim 2024 Land Asmt: \$ 14,300
 Prelim 2024 Asmt: \$ 84,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,295
 Sale Price/SFLA: \$ 64.94
 Number Bedrooms: 2
 Number Baths: 1.5



**211-215 Liberty St
180200 84.074-1-50**

Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 4/25/2022
 Sale Price: \$ 225,000
 Prelim 2024 Land Asmt: \$ 12,200
 Prelim 2024 Asmt: \$ 232,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,312
 Sale Price/SFLA: \$ 171.49
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**14 Morton Ave
180200 84.015-2-27**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/13/2023
 Sale Price: \$ 139,900
 Prelim 2024 Land Asmt: \$ 13,100
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,312
 Sale Price/SFLA: \$ 106.63
 Number Bedrooms: 4
 Number Baths: 1.0



**27 Otis St
180200 84.020-2-76**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/24/2023
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 15,800
 Prelim 2024 Asmt: \$ 166,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,312
 Sale Price/SFLA: \$ 121.95
 Number Bedrooms: 3
 Number Baths: 1.0



**135 Jackson St
180200 84.065-2-49**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/11/2023
 Sale Price: \$ 91,500
 Prelim 2024 Land Asmt: \$ 7,800
 Prelim 2024 Asmt: \$ 96,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,320
 Sale Price/SFLA: \$ 69.32
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**206 Swan St
180200 84.082-1-5**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/19/2022
 Sale Price: \$ 87,000
 Prelim 2024 Land Asmt: \$ 11,700
 Prelim 2024 Asmt: \$ 102,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1885
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,336
 Sale Price/SFLA: \$ 65.12
 Number Bedrooms: 3
 Number Baths: 1.5



**33 Walnut St
180200 84.056-1-8**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/12/2022
 Sale Price: \$ 99,900
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 105,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,338
 Sale Price/SFLA: \$ 74.66
 Number Bedrooms: 2
 Number Baths: 2.0



**105 Evans St
180200 84.057-1-2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/11/2022
 Sale Price: \$ 49,900
 Prelim 2024 Land Asmt: \$ 11,900
 Prelim 2024 Asmt: \$ 52,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1840
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 1,344
 Sale Price/SFLA: \$ 37.13
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**22 Wood St
180200 84.065-2-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/14/2022
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 11,400
 Prelim 2024 Asmt: \$ 95,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,352
 Sale Price/SFLA: \$ 55.47
 Number Bedrooms: 2
 Number Baths: 1.0



**119 Jackson St
180200 84.065-1-34**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/5/2022
 Sale Price: \$ 149,000
 Prelim 2024 Land Asmt: \$ 12,900
 Prelim 2024 Asmt: \$ 129,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1895
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,376
 Sale Price/SFLA: \$ 108.28
 Number Bedrooms: 2
 Number Baths: 1.5



**335 South Jackson St
180200 84.073-2-25**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/24/2022
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 8,900
 Prelim 2024 Asmt: \$ 110,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,376
 Sale Price/SFLA: \$ 76.31
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**51 River St
180200 84.009-2-66**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/8/2022
 Sale Price: \$ 131,000
 Prelim 2024 Land Asmt: \$ 17,200
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,388
 Sale Price/SFLA: \$ 94.38
 Number Bedrooms: 3
 Number Baths: 1.5



**23 Walnut St
180200 84.056-1-3**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/12/2022
 Sale Price: \$ 159,000
 Prelim 2024 Land Asmt: \$ 13,100
 Prelim 2024 Asmt: \$ 156,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,388
 Sale Price/SFLA: \$ 114.55
 Number Bedrooms: 3
 Number Baths: 2.0



**108 Osterhout Ave
180200 84.082-2-32**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/6/2023
 Sale Price: \$ 185,000
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 197,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,396
 Sale Price/SFLA: \$ 132.52
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**41 Maple St
180200 84.064-1-19**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/26/2022
 Sale Price: \$ 58,316
 Prelim 2024 Land Asmt: \$ 16,000
 Prelim 2024 Asmt: \$ 100,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,402
 Sale Price/SFLA: \$ 41.59
 Number Bedrooms: 3
 Number Baths: 2.0



**41 Maple St
180200 84.064-1-19**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/16/2022
 Sale Price: \$ 70,000
 Prelim 2024 Land Asmt: \$ 16,000
 Prelim 2024 Asmt: \$ 100,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,402
 Sale Price/SFLA: \$ 49.93
 Number Bedrooms: 3
 Number Baths: 2.0



**24 Cherry St
180200 84.073-2-4**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/31/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 11,500
 Prelim 2024 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,408
 Sale Price/SFLA: \$ 113.64
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**109 Walnut St
180200 84.014-2-30**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/15/2022
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 13,200
 Prelim 2024 Asmt: \$ 108,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Crawl
 Grade: Average
 Condition: Fair
 SFLA: 1,408
 Sale Price/SFLA: \$ 74.57
 Number Bedrooms: 4
 Number Baths: 1.0



**23 Otis St
180200 84.020-2-78**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/13/2022
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 13,200
 Prelim 2024 Asmt: \$ 158,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,416
 Sale Price/SFLA: \$ 102.40
 Number Bedrooms: 4
 Number Baths: 1.5



**117 Hutchins St
180200 84.082-1-31**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/24/2023
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 11,700
 Prelim 2024 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,441
 Sale Price/SFLA: \$ 83.28
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**29 Pringle Ave
180200 84.066-1-32**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	4/19/2023
Sale Price:	\$ 65,000
Prelim 2024 Land Asmt:	\$ 11,500
Prelim 2024 Asmt:	\$ 94,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,442
Sale Price/SFLA:	\$ 45.08
Number Bedrooms:	3
Number Baths:	2.0



**128 South Main St
180200 84.009-3-9**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	12/16/2022
Sale Price:	\$ 145,000
Prelim 2024 Land Asmt:	\$ 16,900
Prelim 2024 Asmt:	\$ 143,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1912
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,476
Sale Price/SFLA:	\$ 98.24
Number Bedrooms:	3
Number Baths:	1.0



**17 Brooklyn Ave
180200 84.047-2-63**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	12/21/2022
Sale Price:	\$ 149,900
Prelim 2024 Land Asmt:	\$ 14,000
Prelim 2024 Asmt:	\$ 155,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1913
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,496
Sale Price/SFLA:	\$ 100.20
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**34 Otis St
180200 84.082-2-9**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/22/2023
 Sale Price: \$ 173,000
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 188,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1918
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,500
 Sale Price/SFLA: \$ 115.33
 Number Bedrooms: 4
 Number Baths: 1.0



**20 Pearl St
180200 84.047-2-41**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/6/2022
 Sale Price: \$ 78,000
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 111,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,559
 Sale Price/SFLA: \$ 50.03
 Number Bedrooms: 3
 Number Baths: 2.0



**43 South Main St
180200 84.047-2-15**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 7/19/2023
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 8,800
 Prelim 2024 Asmt: \$ 99,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,576
 Sale Price/SFLA: \$ 60.28
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**10 Morton Ave
180200 84.015-2-24**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/26/2022
 Sale Price: \$ 117,000
 Prelim 2024 Land Asmt: \$ 13,400
 Prelim 2024 Asmt: \$ 123,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,578
 Sale Price/SFLA: \$ 74.14
 Number Bedrooms: 4
 Number Baths: 1.5



**17 Wood St
180200 84.065-2-14**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/20/2022
 Sale Price: \$ 80,580
 Prelim 2024 Land Asmt: \$ 11,400
 Prelim 2024 Asmt: \$ 86,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,587
 Sale Price/SFLA: \$ 50.78
 Number Bedrooms: 4
 Number Baths: 3.0



**5 Maple St
180200 84.015-2-9**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/2/2022
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 10,700
 Prelim 2024 Asmt: \$ 107,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,588
 Sale Price/SFLA: \$ 66.12
 Number Bedrooms: 3
 Number Baths: 2.5

City of Batavia



**110 Jackson St
180200 84.057-1-36**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	1/10/2023
Sale Price:	\$ 78,000
Prelim 2024 Land Asmt:	\$ 8,700
Prelim 2024 Asmt:	\$ 74,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,613
Sale Price/SFLA:	\$ 48.36
Number Bedrooms:	3
Number Baths:	2.0



**9 Franklin St
180200 84.014-1-16**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	6/2/2022
Sale Price:	\$ 182,500
Prelim 2024 Land Asmt:	\$ 15,100
Prelim 2024 Asmt:	\$ 117,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1911
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,616
Sale Price/SFLA:	\$ 112.93
Number Bedrooms:	4
Number Baths:	1.5



**4 Central Ave
180200 84.065-1-14**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	2/2/2022
Sale Price:	\$ 40,000
Prelim 2024 Land Asmt:	\$ 500
Prelim 2024 Asmt:	\$ 86,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1863
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,640
Sale Price/SFLA:	\$ 24.39
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



**74 South Main St
180200 84.010-2-12**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 7/25/2022
 Sale Price: \$ 79,000
 Prelim 2024 Land Asmt: \$ 17,800
 Prelim 2024 Asmt: \$ 94,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Partial
 Grade: Economy
 Condition: Poor
 SFLA: 1,648
 Sale Price/SFLA: \$ 47.94
 Number Bedrooms: 3
 Number Baths: 2.0



**1 Thorp St
180200 84.057-1-6**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/20/2022
 Sale Price: \$ 64,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 136,000
 Building Style: Old Style
 Exterior Wall: Stone
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,664
 Sale Price/SFLA: \$ 38.46
 Number Bedrooms: 5
 Number Baths: 1.5



**1 Thorp St
180200 84.057-1-6**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/30/2023
 Sale Price: \$ 139,000
 Prelim 2024 Land Asmt: \$ 9,000
 Prelim 2024 Asmt: \$ 136,000
 Building Style: Old Style
 Exterior Wall: Stone
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,664
 Sale Price/SFLA: \$ 83.53
 Number Bedrooms: 5
 Number Baths: 1.5

City of Batavia



**111 Evans St
180200 84.065-1-61**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/20/2022
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 15,400
 Prelim 2024 Asmt: \$ 85,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,680
 Sale Price/SFLA: \$ 44.64
 Number Bedrooms: 4
 Number Baths: 1.0



**157 Jackson St
180200 84.073-1-13**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/1/2023
 Sale Price: \$ 178,000
 Prelim 2024 Land Asmt: \$ 10,900
 Prelim 2024 Asmt: \$ 181,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,710
 Sale Price/SFLA: \$ 104.09
 Number Bedrooms: 4
 Number Baths: 1.5



**2 Thorp St
180200 84.057-1-5.1**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/1/2023
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 14,300
 Prelim 2024 Asmt: \$ 94,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,717
 Sale Price/SFLA: \$ 55.33
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**20 Clifton Ave
180200 84.020-2-17**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/2/2022
 Sale Price: \$ 147,300
 Prelim 2024 Land Asmt: \$ 12,100
 Prelim 2024 Asmt: \$ 156,000
 Building Style: Old Style
 Exterior Wall: Concrete
 Year Built: 1912
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,735
 Sale Price/SFLA: \$ 84.90
 Number Bedrooms: 4
 Number Baths: 1.0



**7 Hutchins St
180200 84.066-2-44.1**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/30/2023
 Sale Price: \$ 96,000
 Prelim 2024 Land Asmt: \$ 6,900
 Prelim 2024 Asmt: \$ 77,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,760
 Sale Price/SFLA: \$ 54.55
 Number Bedrooms: 5
 Number Baths: 2.0



**12 Wood St
180200 84.065-2-38**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 12/18/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 15,000
 Prelim 2024 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,760
 Sale Price/SFLA: \$ 73.86
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**15 Highland Park
180200 84.065-1-26**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/21/2023
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 7,700
 Prelim 2024 Asmt: \$ 108,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,772
 Sale Price/SFLA: \$ 59.26
 Number Bedrooms: 4
 Number Baths: 2.0



**233 Swan St
180200 84.082-2-52**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/16/2022
 Sale Price: \$ 106,200
 Prelim 2024 Land Asmt: \$ 13,300
 Prelim 2024 Asmt: \$ 107,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,782
 Sale Price/SFLA: \$ 59.60
 Number Bedrooms: 4
 Number Baths: 2.0



**9 Pringle Ave
180200 84.066-1-42**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/15/2022
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 11,500
 Prelim 2024 Asmt: \$ 121,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,900
 Sale Price/SFLA: \$ 68.42
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**20 River St
180200 84.005-2-54**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/27/2023
 Sale Price: \$ 155,000
 Prelim 2024 Land Asmt: \$ 19,300
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1912
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,920
 Sale Price/SFLA: \$ 80.73
 Number Bedrooms: 4
 Number Baths: 1.5



**129 Jackson St
180200 84.065-2-53**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 8/4/2022
 Sale Price: \$ 117,500
 Prelim 2024 Land Asmt: \$ 13,200
 Prelim 2024 Asmt: \$ 123,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,926
 Sale Price/SFLA: \$ 61.01
 Number Bedrooms: 4
 Number Baths: 2.0



**22 Brooklyn Ave
180200 84.010-1-10**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/4/2022
 Sale Price: \$ 80,000
 Prelim 2024 Land Asmt: \$ 14,400
 Prelim 2024 Asmt: \$ 181,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1914
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,934
 Sale Price/SFLA: \$ 41.37
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**46 South Main St
180200 84.039-2-12**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 7/31/2023
 Sale Price: \$ 82,500
 Prelim 2024 Land Asmt: \$ 8,700
 Prelim 2024 Asmt: \$ 80,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,936
 Sale Price/SFLA: \$ 42.61
 Number Bedrooms: 4
 Number Baths: 2.0



**86 South Main St
180200 84.039-1-32**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/24/2023
 Sale Price: \$ 109,900
 Prelim 2024 Land Asmt: \$ 15,400
 Prelim 2024 Asmt: \$ 110,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,936
 Sale Price/SFLA: \$ 56.77
 Number Bedrooms: 3
 Number Baths: 2.0



**12 Highland Park
180200 84.065-2-7**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 8/31/2023
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 14,600
 Prelim 2024 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,946
 Sale Price/SFLA: \$ 53.96
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**44 South Main St
180200 84.039-2-11**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 12/15/2022
 Sale Price: \$ 70,000
 Prelim 2024 Land Asmt: \$ 8,600
 Prelim 2024 Asmt: \$ 92,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,954
 Sale Price/SFLA: \$ 35.82
 Number Bedrooms: 3
 Number Baths: 2.0



**44 South Main St
180200 84.039-2-11**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 7/31/2023
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 8,600
 Prelim 2024 Asmt: \$ 92,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,954
 Sale Price/SFLA: \$ 38.38
 Number Bedrooms: 3
 Number Baths: 2.0



**122 Jackson St
180200 84.065-1-40**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 9/8/2022
 Sale Price: \$ 97,000
 Prelim 2024 Land Asmt: \$ 10,500
 Prelim 2024 Asmt: \$ 106,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,962
 Sale Price/SFLA: \$ 49.44
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**25 Central Ave
180200 84.057-1-22**

Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 2/18/2022
 Sale Price: \$ 50,000
 Prelim 2024 Land Asmt: \$ 8,100
 Prelim 2024 Asmt: \$ 79,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,966
 Sale Price/SFLA: \$ 25.43
 Number Bedrooms: 6
 Number Baths: 3.0



**18 Clifton Ave
180200 84.020-2-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/29/2022
 Sale Price: \$ 145,000
 Prelim 2024 Land Asmt: \$ 15,600
 Prelim 2024 Asmt: \$ 154,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,978
 Sale Price/SFLA: \$ 73.31
 Number Bedrooms: 4
 Number Baths: 1.0



**25 Hutchins St
180200 84.074-1-3**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 3/17/2022
 Sale Price: \$ 77,500
 Prelim 2024 Land Asmt: \$ 8,700
 Prelim 2024 Asmt: \$ 84,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,980
 Sale Price/SFLA: \$ 39.14
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**15 Wood St
180200 84.065-2-41**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/5/2022
 Sale Price: \$ 100,000
 Prelim 2024 Land Asmt: \$ 15,300
 Prelim 2024 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,997
 Sale Price/SFLA: \$ 50.08
 Number Bedrooms: 4
 Number Baths: 2.0



**5 Watson St
180200 84.065-1-9**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/17/2023
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 10,600
 Prelim 2024 Asmt: \$ 85,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,016
 Sale Price/SFLA: \$ 37.20
 Number Bedrooms: 4
 Number Baths: 2.0



**50 Walnut St
180200 84.055-1-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/19/2023
 Sale Price: \$ 115,000
 Prelim 2024 Land Asmt: \$ 9,700
 Prelim 2024 Asmt: \$ 115,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,024
 Sale Price/SFLA: \$ 56.82
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**111 South Main St
180200 84.010-1-3**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/13/2022
 Sale Price: \$ 160,000
 Prelim 2024 Land Asmt: \$ 14,500
 Prelim 2024 Asmt: \$ 167,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,030
 Sale Price/SFLA: \$ 78.82
 Number Bedrooms: 5
 Number Baths: 2.0



**16 Walnut St
180200 84.048-1-44**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/12/2023
 Sale Price: \$ 85,000
 Prelim 2024 Land Asmt: \$ 12,200
 Prelim 2024 Asmt: \$ 94,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,090
 Sale Price/SFLA: \$ 40.67
 Number Bedrooms: 3
 Number Baths: 2.0



**132 Liberty St
180200 84.066-1-19**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 10/6/2023
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 14,700
 Prelim 2024 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Poor
 SFLA: 2,112
 Sale Price/SFLA: \$ 49.72
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**137 Jackson St
180200 84.065-2-33**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 2/23/2022
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 13,700
 Prelim 2024 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,118
 Sale Price/SFLA: \$ 44.85
 Number Bedrooms: 5
 Number Baths: 2.0



**14 Thorp St
180200 84.065-1-53**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/9/2022
 Sale Price: \$ 95,000
 Prelim 2024 Land Asmt: \$ 9,600
 Prelim 2024 Asmt: \$ 129,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 2004
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,160
 Sale Price/SFLA: \$ 43.98
 Number Bedrooms: 5
 Number Baths: 2.0



**24 Kibbe Ave
180200 84.019-2-78**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/25/2022
 Sale Price: \$ 245,000
 Prelim 2024 Land Asmt: \$ 34,300
 Prelim 2024 Asmt: \$ 253,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,172
 Sale Price/SFLA: \$ 112.80
 Number Bedrooms: 5
 Number Baths: 1.0

City of Batavia



**28-30 Brooklyn Ave
180200 84.010-1-13**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 4/8/2022
 Sale Price: \$ 120,000
 Prelim 2024 Land Asmt: \$ 14,400
 Prelim 2024 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,176
 Sale Price/SFLA: \$ 55.15
 Number Bedrooms: 6
 Number Baths: 2.0



**52 Pearl St
180200 84.047-2-51**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 11/29/2022
 Sale Price: \$ 135,000
 Prelim 2024 Land Asmt: \$ 19,400
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,376
 Sale Price/SFLA: \$ 56.82
 Number Bedrooms: 4
 Number Baths: 2.0



**34 Pearl St
180200 84.047-2-46**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 12/2/2022
 Sale Price: \$ 117,000
 Prelim 2024 Land Asmt: \$ 16,000
 Prelim 2024 Asmt: \$ 117,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1850
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,482
 Sale Price/SFLA: \$ 47.14
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**108 Jackson St
180200 84.057-1-35**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/6/2023
 Sale Price: \$ 100,000
 Prelim 2024 Land Asmt: \$ 17,100
 Prelim 2024 Asmt: \$ 97,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1870
 Basement Type: Partial
 Grade: Economy
 Condition: Poor
 SFLA: 2,569
 Sale Price/SFLA: \$ 38.93
 Number Bedrooms: 5
 Number Baths: 3.5



**10-12 South Main St
180200 84.048-1-69**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/27/2023
 Sale Price: \$ 127,500
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 129,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,576
 Sale Price/SFLA: \$ 49.50
 Number Bedrooms: 6
 Number Baths: 2.5



**124 Jackson St
180200 84.065-1-41**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/26/2023
 Sale Price: \$ 118,500
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,936
 Sale Price/SFLA: \$ 40.36
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**211-215 Liberty St
180200 84.074-1-50**

Neighborhood: 500
Property Class: 230 - 3 Family Res
Sale Date: 4/25/2022
Sale Price: \$ 225,000
Prelim 2024 Land Asmt: \$ 12,200
Prelim 2024 Asmt: \$ 232,000
Building Style: Old Style
Exterior Wall: Alum/vinyl
Year Built: 1900
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 3,026
Sale Price/SFLA: \$ 74.36
Number Bedrooms: 5
Number Baths: 4.0

City of Batavia



**685 East Main St
180200 85.013-1-25**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 10/17/2022
 Sale Price: \$ 155,000
 Prelim 2024 Land Asmt: \$ 21,600
 Prelim 2024 Asmt: \$ 161,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,660
 Sale Price/SFLA: \$ 93.37
 Number Bedrooms: 4
 Number Baths: 1.0



**13 Cedar St
180200 85.013-1-67**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 9/28/2022
 Sale Price: \$ 115,000
 Prelim 2024 Land Asmt: \$ 12,700
 Prelim 2024 Asmt: \$ 119,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 865
 Sale Price/SFLA: \$ 132.95
 Number Bedrooms: 2
 Number Baths: 1.0



**24-26 Colorado Ave
180200 84.067-1-1**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/1/2022
 Sale Price: \$ 70,000
 Prelim 2024 Land Asmt: \$ 14,100
 Prelim 2024 Asmt: \$ 72,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 965
 Sale Price/SFLA: \$ 72.54
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**148 Harvester Ave
180200 84.075-1-21**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 6/23/2022
 Sale Price: \$ 85,106
 Prelim 2024 Land Asmt: \$ 12,600
 Prelim 2024 Asmt: \$ 99,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,024
 Sale Price/SFLA: \$ 83.11
 Number Bedrooms: 2
 Number Baths: 1.0



**16 Colorado Ave
180200 84.067-1-5**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 7/26/2022
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 12,800
 Prelim 2024 Asmt: \$ 72,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,038
 Sale Price/SFLA: \$ 72.25
 Number Bedrooms: 2
 Number Baths: 1.0



**138 Harvester Ave
180200 84.075-1-17**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 7/18/2022
 Sale Price: \$ 125,000
 Prelim 2024 Land Asmt: \$ 20,500
 Prelim 2024 Asmt: \$ 131,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,151
 Sale Price/SFLA: \$ 108.60
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**32 Buell St
180200 84.084-1-45**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 7/21/2022
 Sale Price: \$ 159,793
 Prelim 2024 Land Asmt: \$ 15,100
 Prelim 2024 Asmt: \$ 167,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,152
 Sale Price/SFLA: \$ 138.71
 Number Bedrooms: 3
 Number Baths: 1.0



**512 Ellicott St
180200 84.020-3-4**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 5/3/2023
 Sale Price: \$ 139,900
 Prelim 2024 Land Asmt: \$ 11,800
 Prelim 2024 Asmt: \$ 143,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,232
 Sale Price/SFLA: \$ 113.56
 Number Bedrooms: 3
 Number Baths: 1.0



**19 Mckinley Ave
180200 84.059-2-43**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 12/27/2023
 Sale Price: \$ 65,000
 Prelim 2024 Land Asmt: \$ 10,700
 Prelim 2024 Asmt: \$ 59,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,240
 Sale Price/SFLA: \$ 52.42
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**6 Hall St
180200 84.066-2-26**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 7/13/2023
 Sale Price: \$ 129,000
 Prelim 2024 Land Asmt: \$ 11,300
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,268
 Sale Price/SFLA: \$ 101.74
 Number Bedrooms: 5
 Number Baths: 2.0



**10 South Spruce St
180200 84.059-2-21**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 8/1/2022
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 7,400
 Prelim 2024 Asmt: \$ 120,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,318
 Sale Price/SFLA: \$ 98.63
 Number Bedrooms: 3
 Number Baths: 1.0



**697 East Main St
180200 85.013-1-27**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/14/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 3,800
 Prelim 2024 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,350
 Sale Price/SFLA: \$ 96.30
 Number Bedrooms: 5
 Number Baths: 1.0

City of Batavia



**1 Prune St
180200 84.059-2-25**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 7/28/2023
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 9,900
 Prelim 2024 Asmt: \$ 91,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,352
 Sale Price/SFLA: \$ 66.57
 Number Bedrooms: 2
 Number Baths: 1.0



**9-11 Mckinley Ave
180200 84.059-2-38**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 11/21/2023
 Sale Price: \$ 110,000
 Prelim 2024 Land Asmt: \$ 15,100
 Prelim 2024 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,368
 Sale Price/SFLA: \$ 80.41
 Number Bedrooms: 4
 Number Baths: 2.0



**19 Cedar St
180200 85.013-1-52**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 1/10/2022
 Sale Price: \$ 119,900
 Prelim 2024 Land Asmt: \$ 12,100
 Prelim 2024 Asmt: \$ 121,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,376
 Sale Price/SFLA: \$ 87.14
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**12 Masse Pl
180200 84.059-1-8**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/15/2022
 Sale Price: \$ 85,000
 Prelim 2024 Land Asmt: \$ 10,200
 Prelim 2024 Asmt: \$ 87,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,408
 Sale Price/SFLA: \$ 60.37
 Number Bedrooms: 4
 Number Baths: 1.0



**452 Ellicott St
180200 84.020-2-4.1**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 4/6/2023
 Sale Price: \$ 155,000
 Prelim 2024 Land Asmt: \$ 14,200
 Prelim 2024 Asmt: \$ 196,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,428
 Sale Price/SFLA: \$ 108.54
 Number Bedrooms: 3
 Number Baths: 1.5



**16 Edward St
180200 84.084-1-7**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 12/21/2022
 Sale Price: \$ 119,000
 Prelim 2024 Land Asmt: \$ 12,800
 Prelim 2024 Asmt: \$ 130,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,442
 Sale Price/SFLA: \$ 82.52
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



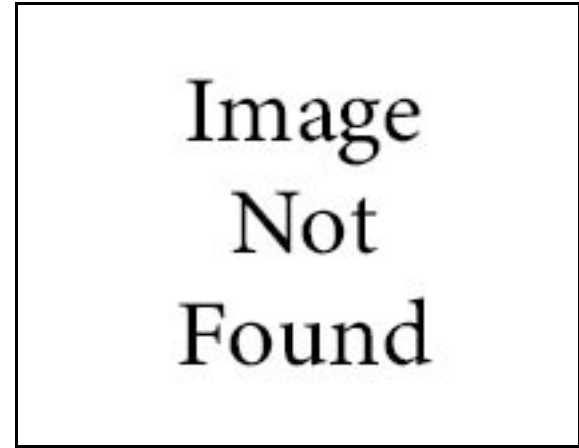
**336 Ellicott St
180200 84.066-2-33**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 6/28/2023
 Sale Price: \$ 122,000
 Prelim 2024 Land Asmt: \$ 17,400
 Prelim 2024 Asmt: \$ 126,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,506
 Sale Price/SFLA: \$ 81.01
 Number Bedrooms: 2
 Number Baths: 2.0



**416 Ellicott St
180200 84.074-2-8**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 1/11/2023
 Sale Price: \$ 133,900
 Prelim 2024 Land Asmt: \$ 13,300
 Prelim 2024 Asmt: \$ 120,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,564
 Sale Price/SFLA: \$ 85.61
 Number Bedrooms: 4
 Number Baths: 1.0



**21 Harvester Ave
180200 84.059-2-48.1**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/14/2023
 Sale Price: \$ 155,000
 Prelim 2024 Land Asmt: \$ 6,200
 Prelim 2024 Asmt: \$ 162,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,568
 Sale Price/SFLA: \$ 98.85
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**23-25 Colorado Ave
180200 84.075-1-1**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 11/30/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 21,700
 Prelim 2024 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,616
 Sale Price/SFLA: \$ 80.45
 Number Bedrooms: 3
 Number Baths: 2.0



**24 Buell St
180200 84.084-1-41**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/30/2023
 Sale Price: \$ 175,000
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 223,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,624
 Sale Price/SFLA: \$ 107.76
 Number Bedrooms: 4
 Number Baths: 2.0



**414 Ellicott St
180200 84.074-2-7**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 9/1/2022
 Sale Price: \$ 85,000
 Prelim 2024 Land Asmt: \$ 7,800
 Prelim 2024 Asmt: \$ 115,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,640
 Sale Price/SFLA: \$ 51.83
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



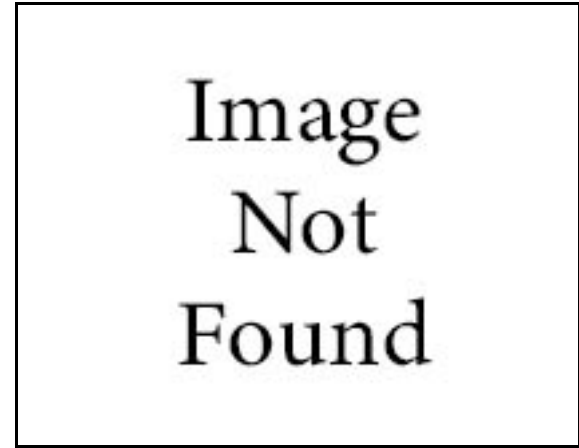
**100 Harvester Ave
180200 84.016-1-43**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/21/2023
 Sale Price: \$ 75,000
 Prelim 2024 Land Asmt: \$ 13,100
 Prelim 2024 Asmt: \$ 78,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1870
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 1,648
 Sale Price/SFLA: \$ 45.51
 Number Bedrooms: 3
 Number Baths: 1.0



**412 Ellicott St
180200 84.074-2-6**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 5/16/2022
 Sale Price: \$ 94,900
 Prelim 2024 Land Asmt: \$ 6,900
 Prelim 2024 Asmt: \$ 101,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,704
 Sale Price/SFLA: \$ 55.69
 Number Bedrooms: 4
 Number Baths: 2.0



**14 Mckinley Ave
180200 84.059-2-49.1**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 6/2/2022
 Sale Price: \$ 111,500
 Prelim 2024 Land Asmt: \$ 10,500
 Prelim 2024 Asmt: \$ 105,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1911
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,024
 Sale Price/SFLA: \$ 55.09
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**411 Ellicott St
180200 84.015-3-17**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 1/18/2022
 Sale Price: \$ 124,000
 Prelim 2024 Land Asmt: \$ 15,700
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,064
 Sale Price/SFLA: \$ 60.08
 Number Bedrooms: 4
 Number Baths: 2.0



**21 Colorado Ave
180200 84.075-1-2**

Neighborhood: 600
 Property Class: 220 - 2 Family Res
 Sale Date: 9/22/2022
 Sale Price: \$ 200,000
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 205,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,314
 Sale Price/SFLA: \$ 86.43
 Number Bedrooms: 4
 Number Baths: 2.0



**403 Ellicott St
180200 84.015-3-21**

Neighborhood: 600
 Property Class: 230 - 3 Family Res
 Sale Date: 12/21/2023
 Sale Price: \$ 200,000
 Prelim 2024 Land Asmt: \$ 14,700
 Prelim 2024 Asmt: \$ 144,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,030
 Sale Price/SFLA: \$ 66.01
 Number Bedrooms: 6
 Number Baths: 3.0

City of Batavia



**10 South Spruce St
180200 84.059-2-21**

Neighborhood: 600
Property Class: 210 - 1 Family Res
Sale Date: 8/1/2022
Sale Price: \$ 130,000
Prelim 2024 Land Asmt: \$ 7,400
Prelim 2024 Asmt: \$ 120,000
Building Style: Cottage
Exterior Wall: Alum/vinyl
Year Built: 1880
Basement Type: Full
Grade: Economy
Condition: Normal
SFLA: 520
Sale Price/SFLA: \$ 250.00
Number Bedrooms: 2
Number Baths: 1.0

City of Batavia



**39 Trumbull Pkwy
180200 84.051-2-7**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/21/2023
 Sale Price: \$ 199,900
 Prelim 2024 Land Asmt: \$ 15,800
 Prelim 2024 Asmt: \$ 197,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,097
 Sale Price/SFLA: \$ 182.22
 Number Bedrooms: 2
 Number Baths: 1.0



**15-17 Chase Park
180200 84.051-1-12**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/20/2022
 Sale Price: \$ 125,000
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 103,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1940
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 842
 Sale Price/SFLA: \$ 148.46
 Number Bedrooms: 1
 Number Baths: 1.0



**10 Trumbull Pkwy
180200 84.012-3-62**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 8/9/2023
 Sale Price: \$ 130,000
 Prelim 2024 Land Asmt: \$ 14,700
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 911
 Sale Price/SFLA: \$ 142.70
 Number Bedrooms: 1
 Number Baths: 1.0

City of Batavia



**12 Hutchins Pl
180200 84.041-1-51**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 5/26/2022
 Sale Price: \$ 17,500
 Prelim 2024 Land Asmt: \$ 13,200
 Prelim 2024 Asmt: \$ 57,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Crawl
 Grade: Average
 Condition: Normal
 SFLA: 957
 Sale Price/SFLA: \$ 18.29
 Number Bedrooms: 2
 Number Baths: 1.0



**17 North Spruce St
180200 84.051-2-26**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 7/29/2022
 Sale Price: \$ 76,000
 Prelim 2024 Land Asmt: \$ 11,000
 Prelim 2024 Asmt: \$ 86,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,040
 Sale Price/SFLA: \$ 73.08
 Number Bedrooms: 2
 Number Baths: 2.0



**22 Hutchins Pl
180200 84.041-1-56**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 1/11/2023
 Sale Price: \$ 60,000
 Prelim 2024 Land Asmt: \$ 7,000
 Prelim 2024 Asmt: \$ 76,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,080
 Sale Price/SFLA: \$ 55.56
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**2 Margaret Pl
180200 84.012-3-64**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 3/11/2022
 Sale Price: \$ 131,000
 Prelim 2024 Land Asmt: \$ 14,700
 Prelim 2024 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,120
 Sale Price/SFLA: \$ 116.96
 Number Bedrooms: 3
 Number Baths: 1.0



**112 East Ave
180200 84.043-3-25**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 5/19/2022
 Sale Price: \$ 182,000
 Prelim 2024 Land Asmt: \$ 12,700
 Prelim 2024 Asmt: \$ 188,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,144
 Sale Price/SFLA: \$ 159.09
 Number Bedrooms: 3
 Number Baths: 1.0



**3 Elm St
180200 84.012-1-18**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 4/27/2023
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 12,200
 Prelim 2024 Asmt: \$ 92,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,158
 Sale Price/SFLA: \$ 77.72
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**43 Vine St
180200 84.043-3-17**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/6/2022
 Sale Price: \$ 95,294
 Prelim 2024 Land Asmt: \$ 12,500
 Prelim 2024 Asmt: \$ 98,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,275
 Sale Price/SFLA: \$ 74.74
 Number Bedrooms: 3
 Number Baths: 1.0



**12 Chase Park
180200 84.051-1-25**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 9/18/2023
 Sale Price: \$ 135,000
 Prelim 2024 Land Asmt: \$ 16,800
 Prelim 2024 Asmt: \$ 135,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,296
 Sale Price/SFLA: \$ 104.17
 Number Bedrooms: 3
 Number Baths: 1.0



**123 State St
180200 84.007-1-15**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 8/14/2023
 Sale Price: \$ 38,000
 Prelim 2024 Land Asmt: \$ 10,300
 Prelim 2024 Asmt: \$ 75,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,304
 Sale Price/SFLA: \$ 29.14
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**5 Margaret Pl
180200 84.051-2-30**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	9/22/2023
Sale Price:	\$ 85,000
Prelim 2024 Land Asmt:	\$ 10,100
Prelim 2024 Asmt:	\$ 105,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,380
Sale Price/SFLA:	\$ 61.59
Number Bedrooms:	3
Number Baths:	1.5



**4 East Ave
180200 84.043-3-6**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	11/30/2022
Sale Price:	\$ 95,000
Prelim 2024 Land Asmt:	\$ 8,800
Prelim 2024 Asmt:	\$ 104,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,402
Sale Price/SFLA:	\$ 67.76
Number Bedrooms:	3
Number Baths:	1.5



**19 Elm St
180200 84.012-1-14**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	11/3/2022
Sale Price:	\$ 109,500
Prelim 2024 Land Asmt:	\$ 10,000
Prelim 2024 Asmt:	\$ 108,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,404
Sale Price/SFLA:	\$ 77.99
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



**33 Trumbull Pkwy
180200 84.051-2-39**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/20/2022
 Sale Price: \$ 134,000
 Prelim 2024 Land Asmt: \$ 11,300
 Prelim 2024 Asmt: \$ 160,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,420
 Sale Price/SFLA: \$ 94.37
 Number Bedrooms: 4
 Number Baths: 1.5



**9 Margaret Pl
180200 84.051-2-28**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2022
 Sale Price: \$ 72,500
 Prelim 2024 Land Asmt: \$ 10,100
 Prelim 2024 Asmt: \$ 94,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1905
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,440
 Sale Price/SFLA: \$ 50.35
 Number Bedrooms: 3
 Number Baths: 1.0



**107 State St
180200 84.041-1-35**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 9/29/2023
 Sale Price: \$ 51,000
 Prelim 2024 Land Asmt: \$ 8,300
 Prelim 2024 Asmt: \$ 60,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Economy
 Condition: Poor
 SFLA: 1,512
 Sale Price/SFLA: \$ 33.73
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**22 Trumbull Pkwy
180200 84.051-2-36**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 4/14/2022
 Sale Price: \$ 100,000
 Prelim 2024 Land Asmt: \$ 23,900
 Prelim 2024 Asmt: \$ 113,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1909
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,512
 Sale Price/SFLA: \$ 66.14
 Number Bedrooms: 4
 Number Baths: 1.5



**106 Ross St
180200 84.043-3-2**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 11/23/2022
 Sale Price: \$ 105,000
 Prelim 2024 Land Asmt: \$ 9,200
 Prelim 2024 Asmt: \$ 89,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,680
 Sale Price/SFLA: \$ 62.50
 Number Bedrooms: 4
 Number Baths: 1.0



**133 State St
180200 84.007-1-9**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 9/29/2023
 Sale Price: \$ 51,000
 Prelim 2024 Land Asmt: \$ 10,900
 Prelim 2024 Asmt: \$ 68,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,717
 Sale Price/SFLA: \$ 29.70
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**10 East Ave
180200 84.043-3-9**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 11/8/2022
 Sale Price: \$ 165,300
 Prelim 2024 Land Asmt: \$ 13,800
 Prelim 2024 Asmt: \$ 165,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,732
 Sale Price/SFLA: \$ 95.44
 Number Bedrooms: 4
 Number Baths: 2.0



**101 State St
180200 84.041-1-38**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 5/24/2023
 Sale Price: \$ 84,000
 Prelim 2024 Land Asmt: \$ 9,300
 Prelim 2024 Asmt: \$ 98,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,216
 Sale Price/SFLA: \$ 37.91
 Number Bedrooms: 4
 Number Baths: 2.0



**117 State St
180200 84.007-1-18**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 9/12/2023
 Sale Price: \$ 90,000
 Prelim 2024 Land Asmt: \$ 12,600
 Prelim 2024 Asmt: \$ 103,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,258
 Sale Price/SFLA: \$ 39.86
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**25 Ross St
180200 84.011-2-31**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/28/2023
 Sale Price: \$ 260,000
 Prelim 2024 Land Asmt: \$ 17,000
 Prelim 2024 Asmt: \$ 261,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,336
 Sale Price/SFLA: \$ 111.30
 Number Bedrooms: 4
 Number Baths: 2.0



**525 East Main St
180200 84.012-3-56**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 5/20/2022
 Sale Price: \$ 191,000
 Prelim 2024 Land Asmt: \$ 15,700
 Prelim 2024 Asmt: \$ 198,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1903
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,584
 Sale Price/SFLA: \$ 73.92
 Number Bedrooms: 6
 Number Baths: 2.0



**24 Vine St
180200 84.051-1-3**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 4/7/2022
 Sale Price: \$ 200,000
 Prelim 2024 Land Asmt: \$ 15,500
 Prelim 2024 Asmt: \$ 212,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,610
 Sale Price/SFLA: \$ 76.63
 Number Bedrooms: 4
 Number Baths: 2.0