

CITY OF BATAVIA

RESIDENTIAL VALID SALES WITH PHOTOS

Sorted by Neighborhood, Style, SFLA

ASSESSMENTS ARE AT MARKET VALUE

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

The information included in this report was printed as of April 15, 2026

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 2026 Land Asmt	=	The current land assessment on the parcel.
Prelim 2026 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

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**6 Belvedere Ln
180200 85.005-1-16**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/2/2024
 Sale Price: \$ 205,010
 Prelim 2025 Land Asmt: \$ 34,100
 Prelim 2025 Asmt: \$ 202,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1976
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,421
 Sale Price/SFLA: \$ 144.27
 Number Bedrooms: 3
 Number Baths: 1.5



**705 North St
180200 85.005-1-8**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 11/22/2024
 Sale Price: \$ 236,000
 Prelim 2025 Land Asmt: \$ 29,000
 Prelim 2025 Asmt: \$ 249,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1970
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,786
 Sale Price/SFLA: \$ 132.14
 Number Bedrooms: 3
 Number Baths: 3.0



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

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 10/28/2025
 Sale Price: \$ 270,000
 Prelim 2025 Land Asmt: \$ 29,700
 Prelim 2025 Asmt: \$ 254,000
 Building Style: R. Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1968
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,911
 Sale Price/SFLA: \$ 141.29
 Number Bedrooms: 4
 Number Baths: 2.0

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**6 Hillside Dr
180200 84.012-2-45**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 9/2/2025
 Sale Price: \$ 410,000
 Prelim 2025 Land Asmt: \$ 32,200
 Prelim 2025 Asmt: \$ 317,000
 Building Style: Split Level
 Exterior Wall: Wood
 Year Built: 1968
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,160
 Sale Price/SFLA: \$ 189.81
 Number Bedrooms: 3
 Number Baths: 2.0



**21 Allanview Dr
180200 84.008-2-62**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 12/18/2025
 Sale Price: \$ 334,750
 Prelim 2025 Land Asmt: \$ 29,700
 Prelim 2025 Asmt: \$ 314,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1987
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,228
 Sale Price/SFLA: \$ 150.25
 Number Bedrooms: 4
 Number Baths: 2.5



**383 Garden Dr
180200 72.017-3-5**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/10/2024
 Sale Price: \$ 445,000
 Prelim 2025 Land Asmt: \$ 43,500
 Prelim 2025 Asmt: \$ 442,000
 Building Style: Colonial
 Exterior Wall: Brick
 Year Built: 1994
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 2,944
 Sale Price/SFLA: \$ 151.15
 Number Bedrooms: 4
 Number Baths: 3.0

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**13 Woodcrest Dr
180200 84.012-2-12**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 7/11/2024
 Sale Price: \$ 331,500
 Prelim 2025 Land Asmt: \$ 33,500
 Prelim 2025 Asmt: \$ 367,000
 Building Style: Colonial
 Exterior Wall: Alum/vinyl
 Year Built: 1968
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,058
 Sale Price/SFLA: \$ 108.40
 Number Bedrooms: 5
 Number Baths: 3.0



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

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 1/30/2025
 Sale Price: \$ 585,000
 Prelim 2025 Land Asmt: \$ 42,900
 Prelim 2025 Asmt: \$ 627,000
 Building Style: Colonial
 Exterior Wall: Brick
 Year Built: 1992
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 3,410
 Sale Price/SFLA: \$ 171.55
 Number Bedrooms: 4
 Number Baths: 2.5



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

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 1/30/2025
 Sale Price: \$ 585,000
 Prelim 2025 Land Asmt: \$ 42,900
 Prelim 2025 Asmt: \$ 627,000
 Building Style: Colonial
 Exterior Wall: Brick
 Year Built: 1992
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 3,410
 Sale Price/SFLA: \$ 171.55
 Number Bedrooms: 4
 Number Baths: 2.5

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**1 Carolwood Dr
180200 72.017-3-12**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 8/21/2024
 Sale Price: \$ 425,000
 Prelim 2025 Land Asmt: \$ 41,600
 Prelim 2025 Asmt: \$ 424,000
 Building Style: Contemp
 Exterior Wall: Brick
 Year Built: 1999
 Basement Type: Partial
 Grade: Good
 Condition: Normal
 SFLA: 3,092
 Sale Price/SFLA: \$ 137.45
 Number Bedrooms: 4
 Number Baths: 2.5



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

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 11/26/2024
 Sale Price: \$ 218,000
 Prelim 2025 Land Asmt: \$ 4,500
 Prelim 2025 Asmt: \$ 197,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1994
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 176.38
 Number Bedrooms: 2
 Number Baths: 2.0



**17 North Pointe Dr
180200 84.008-2-84**

Neighborhood: 100
 Property Class: 210 - 1 Family Res
 Sale Date: 10/9/2025
 Sale Price: \$ 172,000
 Prelim 2025 Land Asmt: \$ 9,900
 Prelim 2025 Asmt: \$ 197,000
 Building Style: Town House
 Exterior Wall: Alum/vinyl
 Year Built: 1993
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,236
 Sale Price/SFLA: \$ 139.16
 Number Bedrooms: 2
 Number Baths: 2.0

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**9 North Pointe Dr
180200 84.008-2-80**

Neighborhood: 100
Property Class: 210 - 1 Family Res
Sale Date: 10/25/2024
Sale Price: \$ 175,000
Prelim 2025 Land Asmt: \$ 9,900
Prelim 2025 Asmt: \$ 197,000
Building Style: Town House
Exterior Wall: Alum/vinyl
Year Built: 1990
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 1,236
Sale Price/SFLA: \$ 141.59
Number Bedrooms: 2
Number Baths: 2.0



**23 North Pointe Dr
180200 84.008-2-87**

Neighborhood: 100
Property Class: 210 - 1 Family Res
Sale Date: 10/10/2024
Sale Price: \$ 209,900
Prelim 2025 Land Asmt: \$ 9,900
Prelim 2025 Asmt: \$ 204,000
Building Style: Town House
Exterior Wall: Alum/vinyl
Year Built: 1993
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 1,348
Sale Price/SFLA: \$ 155.71
Number Bedrooms: 2
Number Baths: 2.0

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**317 Bank St
180200 71.020-1-4**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/1/2024
Sale Price:	\$ 210,000
Prelim 2025 Land Asmt:	\$ 20,000
Prelim 2025 Asmt:	\$ 178,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1953
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	744
Sale Price/SFLA:	\$ 282.26
Number Bedrooms:	2
Number Baths:	2.0



**21 Clinton St
180200 84.012-3-41**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/27/2024
Sale Price:	\$ 139,900
Prelim 2025 Land Asmt:	\$ 19,000
Prelim 2025 Asmt:	\$ 140,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1952
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	768
Sale Price/SFLA:	\$ 182.16
Number Bedrooms:	2
Number Baths:	1.0



**126 Elm St
180200 84.043-2-17**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/29/2025
Sale Price:	\$ 165,500
Prelim 2025 Land Asmt:	\$ 13,600
Prelim 2025 Asmt:	\$ 165,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1946
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	900
Sale Price/SFLA:	\$ 183.89
Number Bedrooms:	2
Number Baths:	1.0

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**155 Trumbull Pkwy
180200 84.035-2-5.1**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	5/9/2025
Sale Price:	\$ 187,000
Prelim 2025 Land Asmt:	\$ 19,600
Prelim 2025 Asmt:	\$ 168,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	936
Sale Price/SFLA:	\$ 199.79
Number Bedrooms:	3
Number Baths:	1.5



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/3/2025
Sale Price:	\$ 185,000
Prelim 2025 Land Asmt:	\$ 16,900
Prelim 2025 Asmt:	\$ 172,000
Building Style:	Ranch
Exterior Wall:	Brick
Year Built:	1950
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,048
Sale Price/SFLA:	\$ 176.53
Number Bedrooms:	3
Number Baths:	1.0



**3 Grandview Ter
180200 85.009-2-46**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	2/2/2024
Sale Price:	\$ 170,000
Prelim 2025 Land Asmt:	\$ 16,900
Prelim 2025 Asmt:	\$ 196,000
Building Style:	Ranch
Exterior Wall:	Brick
Year Built:	1950
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,048
Sale Price/SFLA:	\$ 162.21
Number Bedrooms:	3
Number Baths:	1.0

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**19-21 Kingsbury Ave
180200 84.023-1-31**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/8/2024
 Sale Price: \$ 167,750
 Prelim 2025 Land Asmt: \$ 15,200
 Prelim 2025 Asmt: \$ 191,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,088
 Sale Price/SFLA: \$ 154.18
 Number Bedrooms: 3
 Number Baths: 1.0



**260 East Ave
180200 85.009-1-44**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/2/2024
 Sale Price: \$ 205,000
 Prelim 2025 Land Asmt: \$ 20,200
 Prelim 2025 Asmt: \$ 202,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1954
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,217
 Sale Price/SFLA: \$ 168.45
 Number Bedrooms: 3
 Number Baths: 2.0



**10 Fordham Dr
180200 84.012-3-34**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/23/2025
 Sale Price: \$ 235,000
 Prelim 2025 Land Asmt: \$ 18,900
 Prelim 2025 Asmt: \$ 190,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1961
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,354
 Sale Price/SFLA: \$ 173.56
 Number Bedrooms: 3
 Number Baths: 1.0

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**260 Ross St
180200 84.008-1-2**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/1/2025
 Sale Price: \$ 204,900
 Prelim 2025 Land Asmt: \$ 21,600
 Prelim 2025 Asmt: \$ 207,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1959
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,374
 Sale Price/SFLA: \$ 149.13
 Number Bedrooms: 3
 Number Baths: 1.0



**15 Farwell Dr
180200 84.008-1-67**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/27/2024
 Sale Price: \$ 209,000
 Prelim 2025 Land Asmt: \$ 18,300
 Prelim 2025 Asmt: \$ 231,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,380
 Sale Price/SFLA: \$ 151.45
 Number Bedrooms: 2
 Number Baths: 1.5



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

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 230,000
 Prelim 2025 Land Asmt: \$ 16,800
 Prelim 2025 Asmt: \$ 235,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1955
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,402
 Sale Price/SFLA: \$ 164.05
 Number Bedrooms: 3
 Number Baths: 1.0

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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/5/2024
Sale Price:	\$ 243,000
Prelim 2025 Land Asmt:	\$ 18,500
Prelim 2025 Asmt:	\$ 257,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1957
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,412
Sale Price/SFLA:	\$ 172.10
Number Bedrooms:	2
Number Baths:	1.0



**237 Vine St
180200 71.020-1-63**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/5/2025
Sale Price:	\$ 252,000
Prelim 2025 Land Asmt:	\$ 18,800
Prelim 2025 Asmt:	\$ 227,000
Building Style:	Ranch
Exterior Wall:	Brick
Year Built:	1955
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,412
Sale Price/SFLA:	\$ 178.47
Number Bedrooms:	3
Number Baths:	1.5



**117 Vine St
180200 84.043-1-11**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/23/2024
Sale Price:	\$ 160,000
Prelim 2025 Land Asmt:	\$ 19,400
Prelim 2025 Asmt:	\$ 201,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1964
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,416
Sale Price/SFLA:	\$ 112.99
Number Bedrooms:	3
Number Baths:	1.0

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**509 North St
180200 84.008-2-31**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	3/22/2024
Sale Price:	\$ 217,000
Prelim 2025 Land Asmt:	\$ 21,400
Prelim 2025 Asmt:	\$ 244,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1958
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,456
Sale Price/SFLA:	\$ 149.04
Number Bedrooms:	3
Number Baths:	2.0



**110 North Spruce St
180200 84.012-2-68**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	1/29/2025
Sale Price:	\$ 220,000
Prelim 2025 Land Asmt:	\$ 23,000
Prelim 2025 Asmt:	\$ 246,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1957
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,519
Sale Price/SFLA:	\$ 144.83
Number Bedrooms:	3
Number Baths:	1.0



**240 East Ave
180200 84.012-3-10**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	12/19/2024
Sale Price:	\$ 299,000
Prelim 2025 Land Asmt:	\$ 21,200
Prelim 2025 Asmt:	\$ 320,000
Building Style:	Ranch
Exterior Wall:	Brick
Year Built:	1960
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,791
Sale Price/SFLA:	\$ 166.95
Number Bedrooms:	3
Number Baths:	2.5

City of Batavia



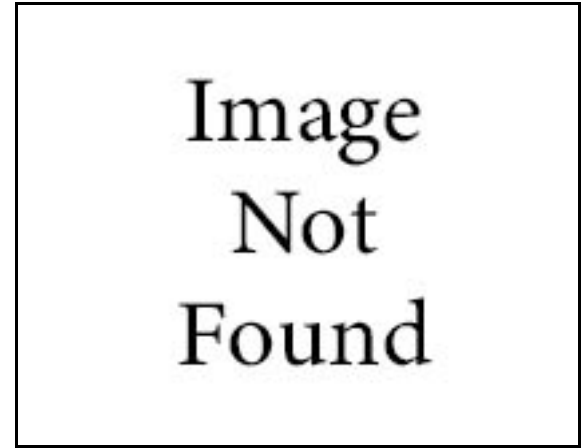
**6 Evergreen Dr
180200 84.008-1-42**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/5/2024
Sale Price:	\$ 285,775
Prelim 2025 Land Asmt:	\$ 20,500
Prelim 2025 Asmt:	\$ 294,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1957
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,860
Sale Price/SFLA:	\$ 153.64
Number Bedrooms:	3
Number Baths:	1.5



**20 Fordham Dr
180200 84.012-3-39**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	5/13/2025
Sale Price:	\$ 310,000
Prelim 2025 Land Asmt:	\$ 18,700
Prelim 2025 Asmt:	\$ 325,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1962
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,025
Sale Price/SFLA:	\$ 153.09
Number Bedrooms:	3
Number Baths:	2.0



**127 Union St
180200 71.018-1-49.1**

Neighborhood:	200
Property Class:	220 - 2 Family Res
Sale Date:	9/30/2024
Sale Price:	\$ 307,000
Prelim 2025 Land Asmt:	\$ 25,000
Prelim 2025 Asmt:	\$ 385,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1985
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,582
Sale Price/SFLA:	\$ 118.90
Number Bedrooms:	4
Number Baths:	3.0

City of Batavia



**215 Elm St
180200 84.008-1-52**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/17/2025
 Sale Price: \$ 305,000
 Prelim 2025 Land Asmt: \$ 21,900
 Prelim 2025 Asmt: \$ 348,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1975
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,168
 Sale Price/SFLA: \$ 96.28
 Number Bedrooms: 3
 Number Baths: 2.5



**18 Pickthorn Dr
180200 71.018-3-43**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2024
 Sale Price: \$ 202,000
 Prelim 2025 Land Asmt: \$ 18,700
 Prelim 2025 Asmt: \$ 243,000
 Building Style: R. Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1967
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,262
 Sale Price/SFLA: \$ 89.30
 Number Bedrooms: 4
 Number Baths: 2.0



**21 Northern Blvd
180200 71.020-1-54**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/9/2025
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 17,700
 Prelim 2025 Asmt: \$ 189,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,320
 Sale Price/SFLA: \$ 143.94
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**104 Grandview Ter
180200 85.009-2-13**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/10/2025
Sale Price:	\$ 170,000
Prelim 2025 Land Asmt:	\$ 29,300
Prelim 2025 Asmt:	\$ 175,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1949
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,056
Sale Price/SFLA:	\$ 160.98
Number Bedrooms:	3
Number Baths:	1.0



**124 Vine St
180200 84.043-2-79**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	6/27/2024
Sale Price:	\$ 118,000
Prelim 2025 Land Asmt:	\$ 18,200
Prelim 2025 Asmt:	\$ 136,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1941
Basement Type:	Crawl
Grade:	Average
Condition:	Normal
SFLA:	1,080
Sale Price/SFLA:	\$ 109.26
Number Bedrooms:	3
Number Baths:	1.0



**55 Clinton St
180200 85.009-1-55**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	5/28/2025
Sale Price:	\$ 180,000
Prelim 2025 Land Asmt:	\$ 22,800
Prelim 2025 Asmt:	\$ 190,000
Building Style:	Cape Cod
Exterior Wall:	Wood
Year Built:	1988
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,120
Sale Price/SFLA:	\$ 160.71
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**45 Clinton St
180200 85.009-1-57.11**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/28/2025
 Sale Price: \$ 250,000
 Prelim 2025 Land Asmt: \$ 23,200
 Prelim 2025 Asmt: \$ 220,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 2006
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,310
 Sale Price/SFLA: \$ 190.84
 Number Bedrooms: 2
 Number Baths: 2.0



**268 East Ave
180200 85.009-1-29**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/10/2024
 Sale Price: \$ 215,000
 Prelim 2025 Land Asmt: \$ 18,000
 Prelim 2025 Asmt: \$ 243,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,536
 Sale Price/SFLA: \$ 139.97
 Number Bedrooms: 2
 Number Baths: 1.5



**137 Vine St
180200 84.035-1-20**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/22/2025
 Sale Price: \$ 200,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 234,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,716
 Sale Price/SFLA: \$ 116.55
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**101 Union St
180200 71.018-1-33**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/27/2024
 Sale Price: \$ 185,000
 Prelim 2025 Land Asmt: \$ 15,600
 Prelim 2025 Asmt: \$ 197,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,719
 Sale Price/SFLA: \$ 107.62
 Number Bedrooms: 3
 Number Baths: 1.0



**38 Prospect Ave
180200 84.006-4-60**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/10/2024
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 17,000
 Prelim 2025 Asmt: \$ 191,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1950
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,848
 Sale Price/SFLA: \$ 97.40
 Number Bedrooms: 3
 Number Baths: 1.5



**151 Vine St
180200 84.035-1-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/17/2024
 Sale Price: \$ 225,000
 Prelim 2025 Land Asmt: \$ 17,800
 Prelim 2025 Asmt: \$ 249,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1947
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,864
 Sale Price/SFLA: \$ 120.71
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**23 Pickthorn Dr
180200 71.018-3-47**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/21/2024
 Sale Price: \$ 325,888
 Prelim 2025 Land Asmt: \$ 17,400
 Prelim 2025 Asmt: \$ 367,000
 Building Style: Cape Cod
 Exterior Wall: Brick
 Year Built: 1958
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,696
 Sale Price/SFLA: \$ 88.17
 Number Bedrooms: 5
 Number Baths: 3.0



**216 Ross St
180200 84.035-1-87**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/10/2024
 Sale Price: \$ 90,000
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 155,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,120
 Sale Price/SFLA: \$ 80.36
 Number Bedrooms: 3
 Number Baths: 1.0



**145 Vine St
180200 84.035-1-16**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/3/2024
 Sale Price: \$ 193,000
 Prelim 2025 Land Asmt: \$ 17,300
 Prelim 2025 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,215
 Sale Price/SFLA: \$ 158.85
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**113 Trumbull Pkwy
180200 84.043-2-33**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/3/2024
 Sale Price: \$ 189,900
 Prelim 2025 Land Asmt: \$ 19,600
 Prelim 2025 Asmt: \$ 188,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,232
 Sale Price/SFLA: \$ 154.14
 Number Bedrooms: 2
 Number Baths: 1.0



**49 Kingsbury Ave
180200 84.023-1-17**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/5/2025
 Sale Price: \$ 160,000
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 144,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 128.21
 Number Bedrooms: 3
 Number Baths: 1.0



**55 Kingsbury Ave
180200 84.023-1-14**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/18/2024
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 149,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1928
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 96.15
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**109 Vine St
180200 84.043-1-13.1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/25/2025
 Sale Price: \$ 192,000
 Prelim 2025 Land Asmt: \$ 22,000
 Prelim 2025 Asmt: \$ 183,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 153.85
 Number Bedrooms: 3
 Number Baths: 1.0



**35 Clinton St
180200 85.009-1-30**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/1/2025
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 16,600
 Prelim 2025 Asmt: \$ 149,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,306
 Sale Price/SFLA: \$ 130.17
 Number Bedrooms: 3
 Number Baths: 1.0



**17 Hart St
180200 71.082-1-32**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/20/2024
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 15,600
 Prelim 2025 Asmt: \$ 191,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1928
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,320
 Sale Price/SFLA: \$ 136.36
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**6 Lincoln Ave
180200 84.032-2-24**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/15/2024
 Sale Price: \$ 205,303
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 202,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,320
 Sale Price/SFLA: \$ 155.53
 Number Bedrooms: 3
 Number Baths: 1.5



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

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 1/9/2024
 Sale Price: \$ 194,920
 Prelim 2025 Land Asmt: \$ 13,900
 Prelim 2025 Asmt: \$ 215,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,327
 Sale Price/SFLA: \$ 146.89
 Number Bedrooms: 3
 Number Baths: 1.5



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

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 10/3/2025
 Sale Price: \$ 164,900
 Prelim 2025 Land Asmt: \$ 11,600
 Prelim 2025 Asmt: \$ 162,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 122.69
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**218 Ross St
180200 84.035-1-88**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/1/2024
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 163,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,348
 Sale Price/SFLA: \$ 126.11
 Number Bedrooms: 3
 Number Baths: 1.0



**218 Ross St
180200 84.035-1-88**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 2/18/2025
 Sale Price: \$ 185,851
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 163,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,348
 Sale Price/SFLA: \$ 137.87
 Number Bedrooms: 3
 Number Baths: 1.0



**21 Lewis Ave
180200 84.032-2-9**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/8/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 12,300
 Prelim 2025 Asmt: \$ 182,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,392
 Sale Price/SFLA: \$ 107.76
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**4 Vernon Ave
180200 84.006-3-46**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 145,000
 Prelim 2025 Land Asmt: \$ 13,900
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,470
 Sale Price/SFLA: \$ 98.64
 Number Bedrooms: 4
 Number Baths: 1.0



**117 Elm St
180200 84.043-2-52**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/6/2024
 Sale Price: \$ 228,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 196,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,472
 Sale Price/SFLA: \$ 154.89
 Number Bedrooms: 3
 Number Baths: 1.0



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

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 5/21/2024
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 165,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1911
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,490
 Sale Price/SFLA: \$ 117.45
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**9 Kingsbury Ave
180200 84.031-1-28**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 12/23/2025
 Sale Price: \$ 199,999
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 218,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,551
 Sale Price/SFLA: \$ 128.95
 Number Bedrooms: 3
 Number Baths: 2.0



**38 Vernon Ave
180200 84.006-3-63**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/30/2025
 Sale Price: \$ 245,000
 Prelim 2025 Land Asmt: \$ 16,200
 Prelim 2025 Asmt: \$ 237,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,566
 Sale Price/SFLA: \$ 156.45
 Number Bedrooms: 4
 Number Baths: 2.0



**7 Genesee St
180200 84.006-2-27**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/9/2024
 Sale Price: \$ 210,000
 Prelim 2025 Land Asmt: \$ 17,500
 Prelim 2025 Asmt: \$ 202,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,568
 Sale Price/SFLA: \$ 133.93
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**3 Vernon Ave
180200 84.031-1-13**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2025
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 15,600
 Prelim 2025 Asmt: \$ 185,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,584
 Sale Price/SFLA: \$ 119.95
 Number Bedrooms: 4
 Number Baths: 1.0



**9 Lewis Ave
180200 84.032-2-15**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 3/28/2025
 Sale Price: \$ 322,000
 Prelim 2025 Land Asmt: \$ 14,600
 Prelim 2025 Asmt: \$ 173,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,590
 Sale Price/SFLA: \$ 202.52
 Number Bedrooms: 3
 Number Baths: 1.5



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

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/11/2025
 Sale Price: \$ 140,000
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,604
 Sale Price/SFLA: \$ 87.28
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**4 Park Ave
180200 84.032-2-3**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 12/17/2024
 Sale Price: \$ 235,000
 Prelim 2025 Land Asmt: \$ 18,200
 Prelim 2025 Asmt: \$ 244,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,644
 Sale Price/SFLA: \$ 142.94
 Number Bedrooms: 4
 Number Baths: 2.0



**35 Vernon Ave
180200 84.023-2-17**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 8/20/2024
 Sale Price: \$ 240,500
 Prelim 2025 Land Asmt: \$ 15,300
 Prelim 2025 Asmt: \$ 206,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,654
 Sale Price/SFLA: \$ 145.41
 Number Bedrooms: 4
 Number Baths: 1.5



**9 Hart St
180200 71.082-1-36**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 7/25/2025
 Sale Price: \$ 226,000
 Prelim 2025 Land Asmt: \$ 12,600
 Prelim 2025 Asmt: \$ 243,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,708
 Sale Price/SFLA: \$ 132.32
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**23 Lincoln Ave
180200 84.032-2-35**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/25/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,728
 Sale Price/SFLA: \$ 89.70
 Number Bedrooms: 2
 Number Baths: 2.5



**156 Vine St
180200 84.008-1-33**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 11/8/2024
 Sale Price: \$ 241,500
 Prelim 2025 Land Asmt: \$ 21,500
 Prelim 2025 Asmt: \$ 238,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1845
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,969
 Sale Price/SFLA: \$ 122.65
 Number Bedrooms: 4
 Number Baths: 1.5



**56 Clinton St
180200 85.009-2-1**

Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 12/12/2024
 Sale Price: \$ 277,500
 Prelim 2025 Land Asmt: \$ 37,800
 Prelim 2025 Asmt: \$ 288,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1894
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,983
 Sale Price/SFLA: \$ 139.94
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**18 Park Ave
180200 84.033-1-2**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 7/3/2024
 Sale Price: \$ 200,000
 Prelim 2025 Land Asmt: \$ 16,100
 Prelim 2025 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,002
 Sale Price/SFLA: \$ 99.90
 Number Bedrooms: 3
 Number Baths: 2.0



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

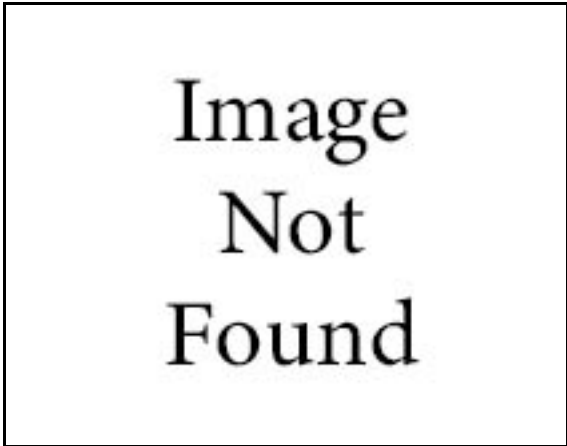
Neighborhood: 200
 Property Class: 210 - 1 Family Res
 Sale Date: 4/10/2024
 Sale Price: \$ 235,000
 Prelim 2025 Land Asmt: \$ 16,500
 Prelim 2025 Asmt: \$ 274,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,070
 Sale Price/SFLA: \$ 113.53
 Number Bedrooms: 4
 Number Baths: 1.5



**15 Prospect Ave
180200 84.032-1-29**

Neighborhood: 200
 Property Class: 220 - 2 Family Res
 Sale Date: 3/21/2025
 Sale Price: \$ 135,000
 Prelim 2025 Land Asmt: \$ 18,400
 Prelim 2025 Asmt: \$ 166,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,257
 Sale Price/SFLA: \$ 59.81
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**376 Bank St
180200 71.020-1-60.11**

Neighborhood:	200
Property Class:	220 - 2 Family Res
Sale Date:	12/2/2024
Sale Price:	\$ 224,000
Prelim 2025 Land Asmt:	\$ 22,000
Prelim 2025 Asmt:	\$ 210,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,276
Sale Price/SFLA:	\$ 98.42
Number Bedrooms:	4
Number Baths:	3.0

City of Batavia



**246 State St
180200 71.082-1-62**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	9/24/2024
Sale Price:	\$ 140,000
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 137,000
Building Style:	Ranch
Exterior Wall:	Stucco
Year Built:	1947
Basement Type:	Crawl
Grade:	Average
Condition:	Normal
SFLA:	928
Sale Price/SFLA:	\$ 150.86
Number Bedrooms:	2
Number Baths:	1.0



**286 Bank St
180200 71.019-1-17**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	9/4/2024
Sale Price:	\$ 185,000
Prelim 2025 Land Asmt:	\$ 12,100
Prelim 2025 Asmt:	\$ 187,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1960
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	944
Sale Price/SFLA:	\$ 195.97
Number Bedrooms:	3
Number Baths:	1.0



**248 Bank St
180200 71.082-1-18**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	2/7/2024
Sale Price:	\$ 95,000
Prelim 2025 Land Asmt:	\$ 10,400
Prelim 2025 Asmt:	\$ 146,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,025
Sale Price/SFLA:	\$ 92.68
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**182 1/2 Oak St
180200 71.018-2-1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/5/2024
 Sale Price: \$ 145,000
 Prelim 2025 Land Asmt: \$ 16,800
 Prelim 2025 Asmt: \$ 157,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,136
 Sale Price/SFLA: \$ 127.64
 Number Bedrooms: 2
 Number Baths: 1.0



**131 Oak St
180200 71.018-1-26**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/11/2024
 Sale Price: \$ 164,500
 Prelim 2025 Land Asmt: \$ 17,400
 Prelim 2025 Asmt: \$ 144,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1951
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,147
 Sale Price/SFLA: \$ 143.42
 Number Bedrooms: 3
 Number Baths: 1.0



**205 East Ave
180200 84.043-2-40**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/5/2025
 Sale Price: \$ 85,000
 Prelim 2025 Land Asmt: \$ 15,200
 Prelim 2025 Asmt: \$ 123,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 600
 Sale Price/SFLA: \$ 141.67
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**132 Tracy Ave
180200 84.026-1-21**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/2/2025
 Sale Price: \$ 135,000
 Prelim 2025 Land Asmt: \$ 10,700
 Prelim 2025 Asmt: \$ 141,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1952
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,076
 Sale Price/SFLA: \$ 125.46
 Number Bedrooms: 2
 Number Baths: 1.0



**141 Oak St
180200 71.018-1-23**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/21/2024
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 14,600
 Prelim 2025 Asmt: \$ 179,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1949
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,384
 Sale Price/SFLA: \$ 119.22
 Number Bedrooms: 1
 Number Baths: 1.5



**143 Oak St
180200 71.018-1-22**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/27/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 12,000
 Prelim 2025 Asmt: \$ 185,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1959
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,586
 Sale Price/SFLA: \$ 97.73
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**31 Columbia Ave
180200 84.043-1-4**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/12/2025
 Sale Price: \$ 90,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 90,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 734
 Sale Price/SFLA: \$ 122.62
 Number Bedrooms: 2
 Number Baths: 1.5



**31 Columbia Ave
180200 84.043-1-4**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/8/2025
 Sale Price: \$ 115,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 90,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 734
 Sale Price/SFLA: \$ 156.68
 Number Bedrooms: 2
 Number Baths: 1.5



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

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/1/2025
 Sale Price: \$ 119,000
 Prelim 2025 Land Asmt: \$ 7,100
 Prelim 2025 Asmt: \$ 119,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 792
 Sale Price/SFLA: \$ 150.25
 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: 11/27/2024
 Sale Price: \$ 142,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 864
 Sale Price/SFLA: \$ 164.35
 Number Bedrooms: 2
 Number Baths: 1.0



**56 Columbia Ave
180200 84.035-1-28**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/14/2025
 Sale Price: \$ 137,000
 Prelim 2025 Land Asmt: \$ 8,900
 Prelim 2025 Asmt: \$ 104,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1892
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 936
 Sale Price/SFLA: \$ 146.37
 Number Bedrooms: 2
 Number Baths: 1.0



**17 Lyon St
180200 84.006-3-22**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/19/2025
 Sale Price: \$ 140,000
 Prelim 2025 Land Asmt: \$ 12,100
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 992
 Sale Price/SFLA: \$ 141.13
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**27 Columbia Ave
180200 84.043-1-33**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/25/2024
 Sale Price: \$ 75,000
 Prelim 2025 Land Asmt: \$ 9,800
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,032
 Sale Price/SFLA: \$ 72.67
 Number Bedrooms: 2
 Number Baths: 1.0



**211 North St
180200 84.034-3-63**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/2/2024
 Sale Price: \$ 187,000
 Prelim 2025 Land Asmt: \$ 14,600
 Prelim 2025 Asmt: \$ 202,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,077
 Sale Price/SFLA: \$ 173.63
 Number Bedrooms: 3
 Number Baths: 1.5



**175 Summit St
180200 84.034-1-15**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/29/2025
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 7,600
 Prelim 2025 Asmt: \$ 132,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,078
 Sale Price/SFLA: \$ 153.06
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**30 1/2 Columbia Ave
180200 84.043-1-29**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2024
 Sale Price: \$ 162,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 124,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,092
 Sale Price/SFLA: \$ 148.35
 Number Bedrooms: 2
 Number Baths: 1.0



**21 Manhattan Ave
180200 84.035-1-61**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 139,900
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1902
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,107
 Sale Price/SFLA: \$ 126.38
 Number Bedrooms: 3
 Number Baths: 1.0



**229 Bank St
180200 84.026-1-75**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/30/2024
 Sale Price: \$ 149,350
 Prelim 2025 Land Asmt: \$ 9,100
 Prelim 2025 Asmt: \$ 155,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,120
 Sale Price/SFLA: \$ 133.35
 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: 2/15/2024
 Sale Price: \$ 95,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 106,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,180
 Sale Price/SFLA: \$ 80.51
 Number Bedrooms: 3
 Number Baths: 1.0



**38 Union St
180200 84.023-1-45**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/22/2024
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,194
 Sale Price/SFLA: \$ 100.50
 Number Bedrooms: 3
 Number Baths: 1.0



**230 Bank St
180200 84.026-1-68**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/31/2024
 Sale Price: \$ 152,850
 Prelim 2025 Land Asmt: \$ 11,900
 Prelim 2025 Asmt: \$ 167,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,196
 Sale Price/SFLA: \$ 127.80
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**50 Union St
180200 84.023-1-10**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/10/2025
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 178,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,196
 Sale Price/SFLA: \$ 146.32
 Number Bedrooms: 3
 Number Baths: 1.5



**10 Montclair Ave
180200 84.031-3-34**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/3/2025
 Sale Price: \$ 161,000
 Prelim 2025 Land Asmt: \$ 11,700
 Prelim 2025 Asmt: \$ 175,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,200
 Sale Price/SFLA: \$ 134.17
 Number Bedrooms: 3
 Number Baths: 1.0



**40 Lyon St
180200 84.031-2-40**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/12/2024
 Sale Price: \$ 180,200
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 194,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,210
 Sale Price/SFLA: \$ 148.93
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**20 Union St
180200 84.023-1-36**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/10/2025
 Sale Price: \$ 131,500
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 147,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 105.37
 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: 7/8/2024
 Sale Price: \$ 174,900
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 140.14
 Number Bedrooms: 3
 Number Baths: 1.5



**13 Columbia Ave
180200 84.043-1-38**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/7/2024
 Sale Price: \$ 50,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 71,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Partial
 Grade: Average
 Condition: Poor
 SFLA: 1,265
 Sale Price/SFLA: \$ 39.53
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**8 Tracy Ave
180200 84.042-1-36**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/6/2024
 Sale Price: \$ 92,800
 Prelim 2025 Land Asmt: \$ 5,300
 Prelim 2025 Asmt: \$ 91,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,267
 Sale Price/SFLA: \$ 73.24
 Number Bedrooms: 3
 Number Baths: 1.5



**2 Charles St
180200 84.032-1-14**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/24/2025
 Sale Price: \$ 215,500
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 178,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,270
 Sale Price/SFLA: \$ 169.69
 Number Bedrooms: 4
 Number Baths: 2.0



**23 Tracy Ave
180200 84.042-1-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/20/2025
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 11,100
 Prelim 2025 Asmt: \$ 128,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,288
 Sale Price/SFLA: \$ 116.46
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**7 Hull Park
180200 84.042-2-49**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/29/2025
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 89.29
 Number Bedrooms: 3
 Number Baths: 1.0



**27 Montclair Ave
180200 84.031-2-9**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/13/2024
 Sale Price: \$ 169,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 125.74
 Number Bedrooms: 4
 Number Baths: 1.0



**30 Montclair Ave
180200 84.031-3-51**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/23/2025
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 130.21
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**215 North St
180200 84.034-3-61**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/15/2024
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 11,700
 Prelim 2025 Asmt: \$ 206,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,344
 Sale Price/SFLA: \$ 141.37
 Number Bedrooms: 3
 Number Baths: 1.5



**41 Union St
180200 84.006-1-4**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2025
 Sale Price: \$ 226,600
 Prelim 2025 Land Asmt: \$ 13,000
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 168.60
 Number Bedrooms: 3
 Number Baths: 1.5



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

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/30/2025
 Sale Price: \$ 184,000
 Prelim 2025 Land Asmt: \$ 13,400
 Prelim 2025 Asmt: \$ 213,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,349
 Sale Price/SFLA: \$ 136.40
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**3 Hull Park
180200 84.042-2-51**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/1/2025
 Sale Price: \$ 172,500
 Prelim 2025 Land Asmt: \$ 8,800
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,360
 Sale Price/SFLA: \$ 126.84
 Number Bedrooms: 3
 Number Baths: 1.5



**14 Tracy Ave
180200 84.042-1-39**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/7/2024
 Sale Price: \$ 97,000
 Prelim 2025 Land Asmt: \$ 11,200
 Prelim 2025 Asmt: \$ 167,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,364
 Sale Price/SFLA: \$ 71.11
 Number Bedrooms: 3
 Number Baths: 1.0



**6 Oak St
180200 84.040-1-19**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/17/2025
 Sale Price: \$ 88,500
 Prelim 2025 Land Asmt: \$ 8,300
 Prelim 2025 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,368
 Sale Price/SFLA: \$ 64.69
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**63 Lyon St
180200 84.006-2-64**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/3/2024
 Sale Price: \$ 195,000
 Prelim 2025 Land Asmt: \$ 15,700
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,372
 Sale Price/SFLA: \$ 142.13
 Number Bedrooms: 3
 Number Baths: 1.5



**12 Dellinger Ave
180200 84.040-2-58**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/19/2025
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 11,200
 Prelim 2025 Asmt: \$ 146,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,383
 Sale Price/SFLA: \$ 119.31
 Number Bedrooms: 4
 Number Baths: 1.5



**34 Dellinger Ave
180200 84.040-2-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2024
 Sale Price: \$ 65,000
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 78,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,400
 Sale Price/SFLA: \$ 46.43
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**34 Dellinger Ave
180200 84.040-2-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/30/2025
 Sale Price: \$ 117,500
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 78,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,400
 Sale Price/SFLA: \$ 83.93
 Number Bedrooms: 4
 Number Baths: 1.5



**153 Oak St
180200 71.018-1-17**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/15/2025
 Sale Price: \$ 101,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 102,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,407
 Sale Price/SFLA: \$ 71.78
 Number Bedrooms: 4
 Number Baths: 1.0



**267 State St
180200 71.019-1-5.1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/27/2025
 Sale Price: \$ 160,000
 Prelim 2025 Land Asmt: \$ 19,800
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,412
 Sale Price/SFLA: \$ 113.31
 Number Bedrooms: 2
 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: 11/3/2025
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 7,100
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,416
 Sale Price/SFLA: \$ 105.93
 Number Bedrooms: 3
 Number Baths: 1.0



**10 Seneca Ave
180200 84.034-2-6**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 8/8/2025
 Sale Price: \$ 90,000
 Prelim 2025 Land Asmt: \$ 8,500
 Prelim 2025 Asmt: \$ 194,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,419
 Sale Price/SFLA: \$ 63.42
 Number Bedrooms: 4
 Number Baths: 1.5



**10 Seneca Ave
180200 84.034-2-6**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2025
 Sale Price: \$ 195,000
 Prelim 2025 Land Asmt: \$ 8,500
 Prelim 2025 Asmt: \$ 194,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,419
 Sale Price/SFLA: \$ 137.42
 Number Bedrooms: 5
 Number Baths: 2.0

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**344 West Main St
180200 84.005-2-20**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/2/2024
 Sale Price: \$ 189,000
 Prelim 2025 Land Asmt: \$ 16,200
 Prelim 2025 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,422
 Sale Price/SFLA: \$ 132.91
 Number Bedrooms: 4
 Number Baths: 1.5



**116 North St
180200 84.034-1-52**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 9/25/2024
 Sale Price: \$ 129,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,428
 Sale Price/SFLA: \$ 90.34
 Number Bedrooms: 3
 Number Baths: 2.0



**220 State St
180200 84.025-1-51**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/3/2025
 Sale Price: \$ 135,000
 Prelim 2025 Land Asmt: \$ 15,900
 Prelim 2025 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1904
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,456
 Sale Price/SFLA: \$ 92.72
 Number Bedrooms: 3
 Number Baths: 1.5

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**23 Holland Ave
180200 84.031-3-15**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/21/2025
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 5,000
 Prelim 2025 Asmt: \$ 82,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,470
 Sale Price/SFLA: \$ 68.03
 Number Bedrooms: 2
 Number Baths: 2.0



**30 Lyon St
180200 84.031-2-35**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/10/2025
 Sale Price: \$ 125,500
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 124,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,477
 Sale Price/SFLA: \$ 84.97
 Number Bedrooms: 3
 Number Baths: 2.0



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

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/12/2024
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 10,900
 Prelim 2025 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: \$ 104.59
 Number Bedrooms: 2
 Number Baths: 1.5

City of Batavia



**110 North St
180200 84.034-1-6**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/28/2024
 Sale Price: \$ 174,900
 Prelim 2025 Land Asmt: \$ 7,600
 Prelim 2025 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,488
 Sale Price/SFLA: \$ 117.54
 Number Bedrooms: 4
 Number Baths: 1.5



**135 Ross St
180200 84.034-3-26**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/3/2024
 Sale Price: \$ 149,900
 Prelim 2025 Land Asmt: \$ 11,200
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,488
 Sale Price/SFLA: \$ 100.74
 Number Bedrooms: 3
 Number Baths: 1.0



**13 Manhattan Ave
180200 84.035-1-65**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/26/2024
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,494
 Sale Price/SFLA: \$ 110.44
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



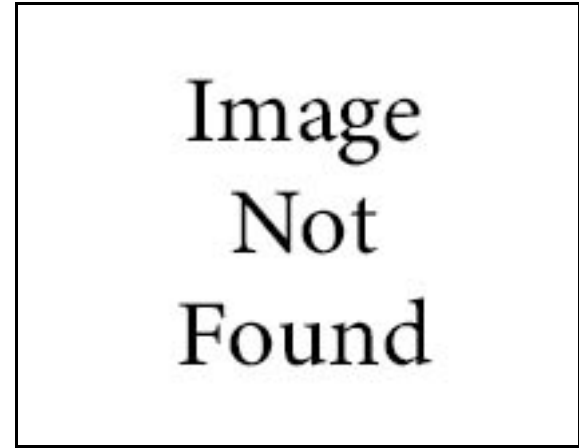
**26 Dellinger Ave
180200 84.040-2-51**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/31/2025
 Sale Price: \$ 163,000
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,536
 Sale Price/SFLA: \$ 106.12
 Number Bedrooms: 3
 Number Baths: 1.0



**38 Tracy Ave
180200 84.034-1-37**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/4/2025
 Sale Price: \$ 65,000
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1908
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,536
 Sale Price/SFLA: \$ 42.32
 Number Bedrooms: 3
 Number Baths: 1.0



**47-51 Oak St
180200 84.024-1-37.1**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 4/28/2025
 Sale Price: \$ 200,000
 Prelim 2025 Land Asmt: \$ 11,600
 Prelim 2025 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1926
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,538
 Sale Price/SFLA: \$ 130.04
 Number Bedrooms: 3
 Number Baths: 1.0

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**162 Ross St
180200 84.035-1-73**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/2/2024
 Sale Price: \$ 86,100
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 152,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,547
 Sale Price/SFLA: \$ 55.66
 Number Bedrooms: 4
 Number Baths: 1.5



**162 Ross St
180200 84.035-1-73**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/20/2024
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 152,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,547
 Sale Price/SFLA: \$ 106.66
 Number Bedrooms: 4
 Number Baths: 1.5



**22 Columbia Ave
180200 84.043-1-25**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 11/4/2024
 Sale Price: \$ 75,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 93,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,550
 Sale Price/SFLA: \$ 48.39
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**13 East Ave
180200 84.043-1-44**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 4/29/2025
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 6,200
 Prelim 2025 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,558
 Sale Price/SFLA: \$ 64.18
 Number Bedrooms: 4
 Number Baths: 2.0



**213 East Ave
180200 84.043-2-35**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2025
 Sale Price: \$ 240,000
 Prelim 2025 Land Asmt: \$ 10,900
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,560
 Sale Price/SFLA: \$ 153.85
 Number Bedrooms: 3
 Number Baths: 1.0



**31 Union St
180200 84.023-1-52**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/6/2024
 Sale Price: \$ 169,500
 Prelim 2025 Land Asmt: \$ 12,400
 Prelim 2025 Asmt: \$ 166,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,560
 Sale Price/SFLA: \$ 108.65
 Number Bedrooms: 3
 Number Baths: 1.0

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**148 Ross St
180200 84.035-1-66**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/7/2025
 Sale Price: \$ 185,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,564
 Sale Price/SFLA: \$ 118.29
 Number Bedrooms: 4
 Number Baths: 1.0



**11 Washington Ave
180200 84.032-2-47**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/21/2024
 Sale Price: \$ 178,000
 Prelim 2025 Land Asmt: \$ 11,900
 Prelim 2025 Asmt: \$ 172,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,572
 Sale Price/SFLA: \$ 113.23
 Number Bedrooms: 4
 Number Baths: 1.0



**11 Holland Ave
180200 84.031-3-21**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/14/2024
 Sale Price: \$ 95,000
 Prelim 2025 Land Asmt: \$ 12,100
 Prelim 2025 Asmt: \$ 122,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,592
 Sale Price/SFLA: \$ 59.67
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**156 Bank St
180200 84.034-1-86**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 5/14/2024
 Sale Price: \$ 157,500
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 169,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,596
 Sale Price/SFLA: \$ 98.68
 Number Bedrooms: 3
 Number Baths: 1.5



**128 Ross St
180200 84.043-1-57**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/13/2025
 Sale Price: \$ 210,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 181,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,609
 Sale Price/SFLA: \$ 130.52
 Number Bedrooms: 3
 Number Baths: 1.0



**24 Washington Ave
180200 84.040-2-5**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/3/2025
 Sale Price: \$ 173,000
 Prelim 2025 Land Asmt: \$ 10,500
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1907
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,620
 Sale Price/SFLA: \$ 106.79
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**127 Summit St
180200 84.042-1-7**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/25/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 14,400
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,664
 Sale Price/SFLA: \$ 93.15
 Number Bedrooms: 3
 Number Baths: 2.0



**1 Hull Park
180200 84.042-2-52**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/10/2024
 Sale Price: \$ 113,400
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1907
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,688
 Sale Price/SFLA: \$ 67.18
 Number Bedrooms: 4
 Number Baths: 1.5



**33 Tracy Ave
180200 84.034-1-68**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 11/6/2024
 Sale Price: \$ 215,000
 Prelim 2025 Land Asmt: \$ 9,700
 Prelim 2025 Asmt: \$ 193,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,696
 Sale Price/SFLA: \$ 126.77
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**4 Manhattan Ave
180200 84.043-1-66**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/13/2025
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 11,600
 Prelim 2025 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,720
 Sale Price/SFLA: \$ 58.14
 Number Bedrooms: 4
 Number Baths: 1.0



**58 Oak St
180200 84.032-1-12**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/12/2024
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1928
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,720
 Sale Price/SFLA: \$ 101.74
 Number Bedrooms: 3
 Number Baths: 1.0



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

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/28/2025
 Sale Price: \$ 250,000
 Prelim 2025 Land Asmt: \$ 15,000
 Prelim 2025 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1914
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,720
 Sale Price/SFLA: \$ 145.35
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**6 North St
180200 84.033-2-2**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/6/2025
 Sale Price: \$ 185,000
 Prelim 2025 Land Asmt: \$ 16,700
 Prelim 2025 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,766
 Sale Price/SFLA: \$ 104.76
 Number Bedrooms: 4
 Number Baths: 1.5



**131 Ross St
180200 84.034-3-28**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 2/8/2024
 Sale Price: \$ 60,000
 Prelim 2025 Land Asmt: \$ 9,300
 Prelim 2025 Asmt: \$ 127,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,776
 Sale Price/SFLA: \$ 33.78
 Number Bedrooms: 4
 Number Baths: 1.0



**34 Columbia Ave
180200 84.043-1-31**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/25/2024
 Sale Price: \$ 127,000
 Prelim 2025 Land Asmt: \$ 6,100
 Prelim 2025 Asmt: \$ 119,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,804
 Sale Price/SFLA: \$ 70.40
 Number Bedrooms: 4
 Number Baths: 1.0

City of Batavia



**28 Washington Ave
180200 84.040-2-7**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 4/4/2025
 Sale Price: \$ 125,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 140,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,808
 Sale Price/SFLA: \$ 69.14
 Number Bedrooms: 4
 Number Baths: 2.0



**153 Bank St
180200 84.033-2-10**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 12/8/2025
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 25,400
 Prelim 2025 Asmt: \$ 172,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,820
 Sale Price/SFLA: \$ 90.66
 Number Bedrooms: 4
 Number Baths: 1.0



**9 East Ave
180200 84.043-1-46**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 4/1/2025
 Sale Price: \$ 45,000
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 103,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,827
 Sale Price/SFLA: \$ 24.63
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**15 Washington Ave
180200 84.032-2-20**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/12/2025
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,850
 Sale Price/SFLA: \$ 94.59
 Number Bedrooms: 4
 Number Baths: 1.0



**104 Tracy Ave
180200 84.026-1-34**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 10/6/2025
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 14,400
 Prelim 2025 Asmt: \$ 190,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,856
 Sale Price/SFLA: \$ 96.98
 Number Bedrooms: 3
 Number Baths: 1.5



**1 Richmond Ave
180200 84.006-4-5**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/1/2024
 Sale Price: \$ 211,000
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 260,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,904
 Sale Price/SFLA: \$ 110.82
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**1 Richmond Ave
180200 84.006-4-5**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/21/2025
 Sale Price: \$ 220,000
 Prelim 2025 Land Asmt: \$ 10,300
 Prelim 2025 Asmt: \$ 260,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1929
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,904
 Sale Price/SFLA: \$ 115.55
 Number Bedrooms: 4
 Number Baths: 1.5



**5 Allen St
180200 84.031-3-7**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 6/10/2024
 Sale Price: \$ 159,684
 Prelim 2025 Land Asmt: \$ 24,100
 Prelim 2025 Asmt: \$ 169,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,920
 Sale Price/SFLA: \$ 83.17
 Number Bedrooms: 4
 Number Baths: 2.0



**45 Washington Ave
180200 84.041-1-41**

Neighborhood: 300
 Property Class: 230 - 3 Family Res
 Sale Date: 3/21/2024
 Sale Price: \$ 72,000
 Prelim 2025 Land Asmt: \$ 10,200
 Prelim 2025 Asmt: \$ 111,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,926
 Sale Price/SFLA: \$ 37.38
 Number Bedrooms: 4
 Number Baths: 3.0

City of Batavia



**119 Summit St
180200 84.042-1-12**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 10/30/2024
 Sale Price: \$ 112,000
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,940
 Sale Price/SFLA: \$ 57.73
 Number Bedrooms: 4
 Number Baths: 2.0



**9 Olyn St
180200 84.031-3-45**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/1/2024
 Sale Price: \$ 125,000
 Prelim 2025 Land Asmt: \$ 7,700
 Prelim 2025 Asmt: \$ 130,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,944
 Sale Price/SFLA: \$ 64.30
 Number Bedrooms: 6
 Number Baths: 2.0



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

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 1/17/2025
 Sale Price: \$ 127,500
 Prelim 2025 Land Asmt: \$ 12,500
 Prelim 2025 Asmt: \$ 141,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,946
 Sale Price/SFLA: \$ 65.52
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**31 Tracy Ave
180200 84.034-1-69**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 3/1/2024
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 12,800
 Prelim 2025 Asmt: \$ 205,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1915
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,976
 Sale Price/SFLA: \$ 86.03
 Number Bedrooms: 4
 Number Baths: 1.5



**25 Montclair Ave
180200 84.031-2-10**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 5/20/2024
 Sale Price: \$ 111,297
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 130,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,998
 Sale Price/SFLA: \$ 55.70
 Number Bedrooms: 4
 Number Baths: 2.0



**201 Washington Ave
180200 84.042-1-66**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 10/4/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 7,600
 Prelim 2025 Asmt: \$ 141,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,016
 Sale Price/SFLA: \$ 74.40
 Number Bedrooms: 2
 Number Baths: 1.5

City of Batavia



**39 Tracy Ave
180200 84.034-1-65**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 1/3/2025
 Sale Price: \$ 220,000
 Prelim 2025 Land Asmt: \$ 14,800
 Prelim 2025 Asmt: \$ 190,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,083
 Sale Price/SFLA: \$ 105.62
 Number Bedrooms: 4
 Number Baths: 1.5



**4 Tracy Ave
180200 84.042-1-34**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 12/19/2024
 Sale Price: \$ 81,900
 Prelim 2025 Land Asmt: \$ 8,100
 Prelim 2025 Asmt: \$ 102,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,160
 Sale Price/SFLA: \$ 37.92
 Number Bedrooms: 4
 Number Baths: 2.0



**33 Manhattan Ave
180200 84.035-1-57**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 2/28/2024
 Sale Price: \$ 160,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,162
 Sale Price/SFLA: \$ 74.01
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**112 Summit St
180200 84.042-2-62**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 6/11/2025
 Sale Price: \$ 200,000
 Prelim 2025 Land Asmt: \$ 10,400
 Prelim 2025 Asmt: \$ 194,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,170
 Sale Price/SFLA: \$ 92.17
 Number Bedrooms: 5
 Number Baths: 2.0



**61 1/2 Lyon St
180200 84.006-2-65**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 1/19/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 16,700
 Prelim 2025 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 2,208
 Sale Price/SFLA: \$ 67.93
 Number Bedrooms: 4
 Number Baths: 2.0



**61 1/2 Lyon St
180200 84.006-2-65**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 12/12/2025
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 16,700
 Prelim 2025 Asmt: \$ 184,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 2,208
 Sale Price/SFLA: \$ 76.99
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**21 Union St
180200 84.022-1-12**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 9/16/2025
 Sale Price: \$ 281,100
 Prelim 2025 Land Asmt: \$ 13,700
 Prelim 2025 Asmt: \$ 230,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1924
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,208
 Sale Price/SFLA: \$ 127.31
 Number Bedrooms: 3
 Number Baths: 1.0



**213 Washington Ave
180200 84.042-1-60**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 10/20/2025
 Sale Price: \$ 107,500
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 132,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,256
 Sale Price/SFLA: \$ 47.65
 Number Bedrooms: 4
 Number Baths: 2.0



**21 Dellinger Ave
180200 84.040-2-67**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 2/2/2024
 Sale Price: \$ 140,000
 Prelim 2025 Land Asmt: \$ 13,000
 Prelim 2025 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,282
 Sale Price/SFLA: \$ 61.35
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**24 Thomas Ave
180200 84.040-2-81**

Neighborhood: 300
 Property Class: 210 - 1 Family Res
 Sale Date: 7/29/2024
 Sale Price: \$ 205,000
 Prelim 2025 Land Asmt: \$ 10,700
 Prelim 2025 Asmt: \$ 193,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,284
 Sale Price/SFLA: \$ 89.75
 Number Bedrooms: 4
 Number Baths: 1.5



**20 Thomas Ave
180200 84.040-2-83**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 6/20/2024
 Sale Price: \$ 119,000
 Prelim 2025 Land Asmt: \$ 10,200
 Prelim 2025 Asmt: \$ 140,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,310
 Sale Price/SFLA: \$ 51.52
 Number Bedrooms: 6
 Number Baths: 2.0



**159 Summit St
180200 84.034-1-25**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 3/21/2024
 Sale Price: \$ 70,000
 Prelim 2025 Land Asmt: \$ 14,500
 Prelim 2025 Asmt: \$ 140,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,424
 Sale Price/SFLA: \$ 28.88
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



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

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 6/3/2024
 Sale Price: \$ 140,000
 Prelim 2025 Land Asmt: \$ 9,500
 Prelim 2025 Asmt: \$ 198,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,496
 Sale Price/SFLA: \$ 56.09
 Number Bedrooms: 4
 Number Baths: 2.0



**305 Washington Ave
180200 84.042-2-44**

Neighborhood: 300
 Property Class: 220 - 2 Family Res
 Sale Date: 10/29/2024
 Sale Price: \$ 106,500
 Prelim 2025 Land Asmt: \$ 17,600
 Prelim 2025 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,894
 Sale Price/SFLA: \$ 36.80
 Number Bedrooms: 6
 Number Baths: 2.0



**110 Summit St
180200 84.042-2-60**

Neighborhood: 300
 Property Class: 230 - 3 Family Res
 Sale Date: 4/10/2025
 Sale Price: \$ 140,000
 Prelim 2025 Land Asmt: \$ 17,400
 Prelim 2025 Asmt: \$ 192,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 3,264
 Sale Price/SFLA: \$ 42.89
 Number Bedrooms: 6
 Number Baths: 3.0

City of Batavia



**121 Bank St
180200 84.041-1-11**

Neighborhood: 300
Property Class: 210 - 1 Family Res
Sale Date: 5/20/2024
Sale Price: \$ 125,000
Prelim 2025 Land Asmt: \$ 17,600
Prelim 2025 Asmt: \$ 151,000
Building Style: Old Style
Exterior Wall: Composition
Year Built: 1870
Basement Type: Full
Grade: Average
Condition: Poor
SFLA: 3,300
Sale Price/SFLA: \$ 37.88
Number Bedrooms: 4
Number Baths: 1.0

City of Batavia



**218 Richmond Ave
180200 71.018-1-42**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 2/20/2024
 Sale Price: \$ 207,000
 Prelim 2025 Land Asmt: \$ 17,600
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,088
 Sale Price/SFLA: \$ 190.26
 Number Bedrooms: 2
 Number Baths: 1.0



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

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 9/9/2025
 Sale Price: \$ 217,500
 Prelim 2025 Land Asmt: \$ 30,500
 Prelim 2025 Asmt: \$ 228,000
 Building Style: Ranch
 Exterior Wall: Concrete
 Year Built: 1947
 Basement Type: Slab/pier
 Grade: Average
 Condition: Normal
 SFLA: 1,892
 Sale Price/SFLA: \$ 114.96
 Number Bedrooms: 3
 Number Baths: 1.0



**59 Bogue Ave
180200 71.017-2-17**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 9/13/2024
 Sale Price: \$ 240,000
 Prelim 2025 Land Asmt: \$ 25,100
 Prelim 2025 Asmt: \$ 244,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1953
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,525
 Sale Price/SFLA: \$ 157.38
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**31 Woodrow Rd
180200 84.005-1-10**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 4/15/2024
 Sale Price: \$ 297,029
 Prelim 2025 Land Asmt: \$ 27,500
 Prelim 2025 Asmt: \$ 288,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1949
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,020
 Sale Price/SFLA: \$ 147.04
 Number Bedrooms: 4
 Number Baths: 2.5



**59 Redfield Pkwy
180200 71.017-2-39**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 9/6/2024
 Sale Price: \$ 216,495
 Prelim 2025 Land Asmt: \$ 25,600
 Prelim 2025 Asmt: \$ 191,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,144
 Sale Price/SFLA: \$ 189.24
 Number Bedrooms: 3
 Number Baths: 1.0



**7 Soccio St
180200 84.023-1-3**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 6/30/2025
 Sale Price: \$ 205,000
 Prelim 2025 Land Asmt: \$ 20,000
 Prelim 2025 Asmt: \$ 152,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1940
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,248
 Sale Price/SFLA: \$ 164.26
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**20 Woodrow Rd
180200 84.022-1-30**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 12/10/2024
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 47,000
 Prelim 2025 Asmt: \$ 164,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1928
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,528
 Sale Price/SFLA: \$ 124.35
 Number Bedrooms: 3
 Number Baths: 2.0



**65 Redfield Pkwy
180200 71.017-2-36**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 4/24/2025
 Sale Price: \$ 162,000
 Prelim 2025 Land Asmt: \$ 25,600
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,652
 Sale Price/SFLA: \$ 98.06
 Number Bedrooms: 3
 Number Baths: 1.5



**11 Woodrow Rd
180200 84.005-1-21.1**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 12/27/2024
 Sale Price: \$ 215,000
 Prelim 2025 Land Asmt: \$ 26,300
 Prelim 2025 Asmt: \$ 238,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,950
 Sale Price/SFLA: \$ 110.26
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**29 Ellicott Ave
180200 84.006-4-27**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 7/25/2025
 Sale Price: \$ 250,000
 Prelim 2025 Land Asmt: \$ 29,000
 Prelim 2025 Asmt: \$ 212,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,298
 Sale Price/SFLA: \$ 108.79
 Number Bedrooms: 2
 Number Baths: 1.5



**18 Ellicott Ave
180200 84.010-3-30**

Neighborhood: 400
 Property Class: 220 - 2 Family Res
 Sale Date: 11/20/2025
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 29,200
 Prelim 2025 Asmt: \$ 194,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,392
 Sale Price/SFLA: \$ 50.17
 Number Bedrooms: 4
 Number Baths: 2.0



**61 Ellicott Ave
180200 84.006-4-12**

Neighborhood: 400
 Property Class: 210 - 1 Family Res
 Sale Date: 6/6/2025
 Sale Price: \$ 525,000
 Prelim 2025 Land Asmt: \$ 34,800
 Prelim 2025 Asmt: \$ 420,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1938
 Basement Type: Full
 Grade: Good
 Condition: Normal
 SFLA: 3,754
 Sale Price/SFLA: \$ 139.85
 Number Bedrooms: 5
 Number Baths: 3.5

City of Batavia



**8 Law St
180200 84.018-1-15**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/18/2024
 Sale Price: \$ 90,000
 Prelim 2025 Land Asmt: \$ 16,600
 Prelim 2025 Asmt: \$ 132,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1963
 Basement Type: Full
 Grade: Economy
 Condition: Fair
 SFLA: 875
 Sale Price/SFLA: \$ 102.86
 Number Bedrooms: 3
 Number Baths: 1.0



**8 Law St
180200 84.018-1-15**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/8/2025
 Sale Price: \$ 90,000
 Prelim 2025 Land Asmt: \$ 16,600
 Prelim 2025 Asmt: \$ 132,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1963
 Basement Type: Full
 Grade: Economy
 Condition: Normal
 SFLA: 875
 Sale Price/SFLA: \$ 102.86
 Number Bedrooms: 3
 Number Baths: 1.0



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

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/2/2025
 Sale Price: \$ 189,000
 Prelim 2025 Land Asmt: \$ 16,300
 Prelim 2025 Asmt: \$ 161,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1958
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 984
 Sale Price/SFLA: \$ 192.07
 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: 10/4/2024
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 13,400
 Prelim 2025 Asmt: \$ 156,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1964
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,032
 Sale Price/SFLA: \$ 150.19
 Number Bedrooms: 2
 Number Baths: 1.0



**65 River St
180200 84.009-2-59**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/28/2025
 Sale Price: \$ 201,000
 Prelim 2025 Land Asmt: \$ 15,400
 Prelim 2025 Asmt: \$ 197,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,042
 Sale Price/SFLA: \$ 192.90
 Number Bedrooms: 2
 Number Baths: 1.0



**23 Dewey Ave
180200 84.009-2-22**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/6/2024
 Sale Price: \$ 185,000
 Prelim 2025 Land Asmt: \$ 12,700
 Prelim 2025 Asmt: \$ 203,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1956
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,056
 Sale Price/SFLA: \$ 175.19
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**12 Law St
180200 84.018-1-13**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2024
 Sale Price: \$ 129,500
 Prelim 2025 Land Asmt: \$ 16,600
 Prelim 2025 Asmt: \$ 174,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1970
 Basement Type: Full
 Grade: Economy
 Condition: Normal
 SFLA: 1,056
 Sale Price/SFLA: \$ 122.63
 Number Bedrooms: 3
 Number Baths: 1.0



**20-22 Warren St
180200 84.073-2-33**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/24/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 13,900
 Prelim 2025 Asmt: \$ 178,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1960
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,152
 Sale Price/SFLA: \$ 130.21
 Number Bedrooms: 3
 Number Baths: 1.0



**35 Roosevelt Ave
180200 84.009-4-26**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/30/2025
 Sale Price: \$ 123,200
 Prelim 2025 Land Asmt: \$ 16,800
 Prelim 2025 Asmt: \$ 181,000
 Building Style: Ranch
 Exterior Wall: Wood
 Year Built: 1957
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,342
 Sale Price/SFLA: \$ 91.80
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**7-9 Kibbe Ave
180200 84.019-2-68**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/18/2025
 Sale Price: \$ 225,000
 Prelim 2025 Land Asmt: \$ 26,400
 Prelim 2025 Asmt: \$ 230,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1960
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,386
 Sale Price/SFLA: \$ 162.34
 Number Bedrooms: 3
 Number Baths: 1.0



**74 River St
180200 84.009-1-25**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/15/2024
 Sale Price: \$ 225,000
 Prelim 2025 Land Asmt: \$ 17,600
 Prelim 2025 Asmt: \$ 230,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1987
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,728
 Sale Price/SFLA: \$ 130.21
 Number Bedrooms: 3
 Number Baths: 1.5



**11 Morton Ave
180200 84.019-1-2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/18/2025
 Sale Price: \$ 185,400
 Prelim 2025 Land Asmt: \$ 15,100
 Prelim 2025 Asmt: \$ 162,000
 Building Style: R. Ranch
 Exterior Wall: Wood
 Year Built: 1979
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,846
 Sale Price/SFLA: \$ 100.43
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



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

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/23/2024
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 13,600
 Prelim 2025 Asmt: \$ 193,000
 Building Style: Split Level
 Exterior Wall: Alum/vinyl
 Year Built: 1972
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,214
 Sale Price/SFLA: \$ 156.51
 Number Bedrooms: 3
 Number Baths: 1.5



**64 Roosevelt Ave
180200 84.009-2-38**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/18/2024
 Sale Price: \$ 219,000
 Prelim 2025 Land Asmt: \$ 11,400
 Prelim 2025 Asmt: \$ 250,000
 Building Style: Split Level
 Exterior Wall: Wood
 Year Built: 1969
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,894
 Sale Price/SFLA: \$ 115.63
 Number Bedrooms: 4
 Number Baths: 2.0



**111 Clifton Ave
180200 97.008-1-23.1**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/27/2024
 Sale Price: \$ 365,000
 Prelim 2025 Land Asmt: \$ 18,900
 Prelim 2025 Asmt: \$ 329,000
 Building Style: Split Level
 Exterior Wall: Brick
 Year Built: 1972
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 3,753
 Sale Price/SFLA: \$ 97.26
 Number Bedrooms: 5
 Number Baths: 2.5

City of Batavia



**121 Hutchins St
180200 84.082-1-30**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/10/2024
 Sale Price: \$ 87,500
 Prelim 2025 Land Asmt: \$ 6,900
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 988
 Sale Price/SFLA: \$ 88.56
 Number Bedrooms: 4
 Number Baths: 1.0



**23 Kibbe Ave
180200 84.019-2-62**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/21/2024
 Sale Price: \$ 80,000
 Prelim 2025 Land Asmt: \$ 16,500
 Prelim 2025 Asmt: \$ 130,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,092
 Sale Price/SFLA: \$ 73.26
 Number Bedrooms: 4
 Number Baths: 2.0



**23 Kibbe Ave
180200 84.019-2-62**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/20/2025
 Sale Price: \$ 168,000
 Prelim 2025 Land Asmt: \$ 16,500
 Prelim 2025 Asmt: \$ 130,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,092
 Sale Price/SFLA: \$ 153.85
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**14 Jackson Ave
180200 84.019-2-36**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/23/2025
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 15,500
 Prelim 2025 Asmt: \$ 143,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1951
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,152
 Sale Price/SFLA: \$ 156.25
 Number Bedrooms: 3
 Number Baths: 1.0



**46 Roosevelt Ave
180200 84.009-2-32**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 14,800
 Prelim 2025 Asmt: \$ 171,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,214
 Sale Price/SFLA: \$ 140.03
 Number Bedrooms: 1
 Number Baths: 1.0



**410 South Jackson St
180200 84.019-2-30**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/17/2025
 Sale Price: \$ 245,000
 Prelim 2025 Land Asmt: \$ 1,200
 Prelim 2025 Asmt: \$ 231,000
 Building Style: Cape Cod
 Exterior Wall: Alum/vinyl
 Year Built: 1962
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,152
 Sale Price/SFLA: \$ 113.85
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**12 Linwood Ave
180200 84.020-3-46**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/3/2025
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 13,100
 Prelim 2025 Asmt: \$ 111,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 708
 Sale Price/SFLA: \$ 169.49
 Number Bedrooms: 1
 Number Baths: 1.0



**10 South Lyon St
180200 84.039-1-10**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/1/2025
 Sale Price: \$ 167,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1935
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 726
 Sale Price/SFLA: \$ 230.03
 Number Bedrooms: 2
 Number Baths: 1.5



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

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2024
 Sale Price: \$ 20,000
 Prelim 2025 Land Asmt: \$ 7,900
 Prelim 2025 Asmt: \$ 28,000
 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

City of Batavia



**76 River St
180200 84.009-1-26**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/12/2024
 Sale Price: \$ 145,000
 Prelim 2025 Land Asmt: \$ 18,000
 Prelim 2025 Asmt: \$ 161,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1920
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 891
 Sale Price/SFLA: \$ 162.74
 Number Bedrooms: 3
 Number Baths: 1.0



**6 Law St
180200 84.018-1-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/27/2025
 Sale Price: \$ 200,000
 Prelim 2025 Land Asmt: \$ 23,000
 Prelim 2025 Asmt: \$ 125,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1886
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,005
 Sale Price/SFLA: \$ 199.00
 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: 10/23/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 10,100
 Prelim 2025 Asmt: \$ 131,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Partial
 Grade: Average
 Condition: Fair
 SFLA: 1,044
 Sale Price/SFLA: \$ 148.47
 Number Bedrooms: 2
 Number Baths: 1.0

City of Batavia



**13 Brooklyn Ave
180200 84.047-2-65**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/25/2024
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 12,200
 Prelim 2025 Asmt: \$ 178,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,056
 Sale Price/SFLA: \$ 160.98
 Number Bedrooms: 3
 Number Baths: 1.0



**60 River St
180200 84.009-1-18**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 4/16/2025
 Sale Price: \$ 149,900
 Prelim 2025 Land Asmt: \$ 15,700
 Prelim 2025 Asmt: \$ 167,000
 Building Style: Old Style
 Exterior Wall: Stucco
 Year Built: 1927
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,081
 Sale Price/SFLA: \$ 138.67
 Number Bedrooms: 2
 Number Baths: 1.0



**113 South Main St
180200 84.010-1-2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/3/2024
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 11,900
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,122
 Sale Price/SFLA: \$ 138.15
 Number Bedrooms: 2
 Number Baths: 2.0

City of Batavia



**15 Goade Park
180200 84.066-2-64**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/11/2025
 Sale Price: \$ 120,000
 Prelim 2025 Land Asmt: \$ 8,600
 Prelim 2025 Asmt: \$ 103,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,136
 Sale Price/SFLA: \$ 105.63
 Number Bedrooms: 3
 Number Baths: 1.0



**19 Madison Ave
180200 84.046-1-3**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/2/2025
 Sale Price: \$ 225,000
 Prelim 2025 Land Asmt: \$ 16,000
 Prelim 2025 Asmt: \$ 227,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1884
 Basement Type: Partial
 Grade: Average
 Condition: Good
 SFLA: 1,136
 Sale Price/SFLA: \$ 198.06
 Number Bedrooms: 3
 Number Baths: 1.0



**7 Wood St
180200 84.065-2-45**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 3/7/2025
 Sale Price: \$ 105,000
 Prelim 2025 Land Asmt: \$ 15,300
 Prelim 2025 Asmt: \$ 91,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,155
 Sale Price/SFLA: \$ 90.91
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**11 James St
180200 97.007-1-14**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/27/2024
 Sale Price: \$ 122,340
 Prelim 2025 Land Asmt: \$ 12,000
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,183
 Sale Price/SFLA: \$ 103.42
 Number Bedrooms: 3
 Number Baths: 1.5



**33-35 Otis St
180200 84.020-2-73**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/12/2024
 Sale Price: \$ 169,000
 Prelim 2025 Land Asmt: \$ 17,000
 Prelim 2025 Asmt: \$ 183,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,204
 Sale Price/SFLA: \$ 140.37
 Number Bedrooms: 2
 Number Baths: 1.5



**6 Madison Ave
180200 84.038-1-32**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/17/2025
 Sale Price: \$ 153,000
 Prelim 2025 Land Asmt: \$ 15,400
 Prelim 2025 Asmt: \$ 159,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1936
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,242
 Sale Price/SFLA: \$ 123.19
 Number Bedrooms: 3
 Number Baths: 1.5

City of Batavia



**8 Hyde Park
180200 84.074-1-41**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/22/2024
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 6,000
 Prelim 2025 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1870
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,256
 Sale Price/SFLA: \$ 79.62
 Number Bedrooms: 2
 Number Baths: 1.0



**2 Roosevelt Ave
180200 84.038-1-44**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/27/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 11,200
 Prelim 2025 Asmt: \$ 183,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,264
 Sale Price/SFLA: \$ 118.67
 Number Bedrooms: 3
 Number Baths: 1.0



**21 Otis St
180200 84.020-2-79**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 160,000
 Prelim 2025 Land Asmt: \$ 13,200
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 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



**245 Swan St
180200 84.082-2-50**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 5/5/2025
 Sale Price: \$ 148,400
 Prelim 2025 Land Asmt: \$ 12,000
 Prelim 2025 Asmt: \$ 120,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,300
 Sale Price/SFLA: \$ 114.15
 Number Bedrooms: 3
 Number Baths: 1.5



**62 Pearl St
180200 84.047-2-56**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/23/2024
 Sale Price: \$ 174,500
 Prelim 2025 Land Asmt: \$ 8,800
 Prelim 2025 Asmt: \$ 198,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,302
 Sale Price/SFLA: \$ 134.02
 Number Bedrooms: 3
 Number Baths: 1.0



**38 Pearl St
180200 84.047-2-48**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/19/2025
 Sale Price: \$ 145,000
 Prelim 2025 Land Asmt: \$ 12,600
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,320
 Sale Price/SFLA: \$ 109.85
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**168 South Main St
180200 84.005-2-38**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 3/8/2024
 Sale Price: \$ 190,000
 Prelim 2025 Land Asmt: \$ 18,000
 Prelim 2025 Asmt: \$ 221,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,320
 Sale Price/SFLA: \$ 143.94
 Number Bedrooms: 2
 Number Baths: 1.5



**14 Franklin St
180200 84.047-2-22**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/8/2024
 Sale Price: \$ 130,000
 Prelim 2025 Land Asmt: \$ 8,200
 Prelim 2025 Asmt: \$ 139,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,344
 Sale Price/SFLA: \$ 96.73
 Number Bedrooms: 4
 Number Baths: 1.0



**41 Central Ave
180200 84.066-1-51**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 6/13/2025
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 7,000
 Prelim 2025 Asmt: \$ 88,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,398
 Sale Price/SFLA: \$ 71.53
 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: 11/15/2024
 Sale Price: \$ 115,000
 Prelim 2025 Land Asmt: \$ 16,000
 Prelim 2025 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,402
 Sale Price/SFLA: \$ 82.03
 Number Bedrooms: 3
 Number Baths: 2.0



**3 Otis St
180200 84.020-2-86**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 10/24/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 9,700
 Prelim 2025 Asmt: \$ 155,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,416
 Sale Price/SFLA: \$ 105.93
 Number Bedrooms: 3
 Number Baths: 1.0



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

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/11/2024
 Sale Price: \$ 130,000
 Prelim 2025 Land Asmt: \$ 11,700
 Prelim 2025 Asmt: \$ 143,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,441
 Sale Price/SFLA: \$ 90.22
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**58 South Main St
180200 84.010-2-8**

Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 1/15/2025
 Sale Price: \$ 107,000
 Prelim 2025 Land Asmt: \$ 17,000
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1874
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,512
 Sale Price/SFLA: \$ 70.77
 Number Bedrooms: 4
 Number Baths: 3.0



**1 Cone St
180200 84.073-1-18**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 10/29/2024
 Sale Price: \$ 110,000
 Prelim 2025 Land Asmt: \$ 8,300
 Prelim 2025 Asmt: \$ 87,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,521
 Sale Price/SFLA: \$ 72.32
 Number Bedrooms: 5
 Number Baths: 2.0



**154 Jackson St
180200 84.019-1-12.1**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/17/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 12,200
 Prelim 2025 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,556
 Sale Price/SFLA: \$ 99.61
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**3 River St
180200 84.005-2-12**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/22/2025
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 11,600
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1925
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,560
 Sale Price/SFLA: \$ 105.77
 Number Bedrooms: 2
 Number Baths: 1.0



**7 Watson St
180200 84.065-1-8**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/29/2024
 Sale Price: \$ 75,000
 Prelim 2025 Land Asmt: \$ 15,800
 Prelim 2025 Asmt: \$ 88,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,600
 Sale Price/SFLA: \$ 46.88
 Number Bedrooms: 4
 Number Baths: 2.0



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

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 9/4/2024
 Sale Price: \$ 105,000
 Prelim 2025 Land Asmt: \$ 8,700
 Prelim 2025 Asmt: \$ 111,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,613
 Sale Price/SFLA: \$ 65.10
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**9 Otis St
180200 84.020-2-83**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 1/22/2024
 Sale Price: \$ 162,500
 Prelim 2025 Land Asmt: \$ 14,200
 Prelim 2025 Asmt: \$ 168,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,624
 Sale Price/SFLA: \$ 100.06
 Number Bedrooms: 4
 Number Baths: 1.5



**229 Liberty St
180200 84.074-1-47**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/23/2024
 Sale Price: \$ 124,900
 Prelim 2025 Land Asmt: \$ 11,800
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,662
 Sale Price/SFLA: \$ 75.15
 Number Bedrooms: 4
 Number Baths: 1.5



**5 Hyde Park
180200 84.019-3-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/25/2025
 Sale Price: \$ 164,893
 Prelim 2025 Land Asmt: \$ 11,400
 Prelim 2025 Asmt: \$ 80,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,672
 Sale Price/SFLA: \$ 98.62
 Number Bedrooms: 3
 Number Baths: 0.5

City of Batavia



**18 Hutchins St
180200 84.066-2-55**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 7/24/2024
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 10,100
 Prelim 2025 Asmt: \$ 125,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,692
 Sale Price/SFLA: \$ 59.10
 Number Bedrooms: 4
 Number Baths: 2.0



**13 Walnut St
180200 84.010-4-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/27/2024
 Sale Price: \$ 135,000
 Prelim 2025 Land Asmt: \$ 15,000
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,706
 Sale Price/SFLA: \$ 79.13
 Number Bedrooms: 4
 Number Baths: 2.0



**104 Clifton Ave
180200 97.007-1-19**

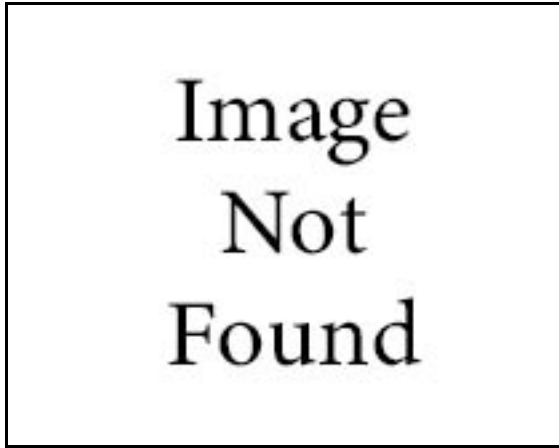
Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 4/17/2024
 Sale Price: \$ 182,000
 Prelim 2025 Land Asmt: \$ 13,000
 Prelim 2025 Asmt: \$ 189,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1925
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,711
 Sale Price/SFLA: \$ 106.37
 Number Bedrooms: 5
 Number Baths: 3.0

City of Batavia



**135 Liberty St
180200 84.074-1-1**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 12/29/2025
 Sale Price: \$ 142,000
 Prelim 2025 Land Asmt: \$ 15,900
 Prelim 2025 Asmt: \$ 119,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,714
 Sale Price/SFLA: \$ 82.85
 Number Bedrooms: 4
 Number Baths: 2.0



**164 South Main St
180200 84.005-2-37.2**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 2/26/2025
 Sale Price: \$ 175,002
 Prelim 2025 Land Asmt: \$ 15,000
 Prelim 2025 Asmt: \$ 175,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,736
 Sale Price/SFLA: \$ 100.81
 Number Bedrooms: 3
 Number Baths: 2.0



**122 Swan St
180200 84.074-1-9**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 11/10/2025
 Sale Price: \$ 155,000
 Prelim 2025 Land Asmt: \$ 10,500
 Prelim 2025 Asmt: \$ 104,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,738
 Sale Price/SFLA: \$ 89.18
 Number Bedrooms: 4
 Number Baths: 1.5

City of Batavia



**6 Walnut St
180200 84.048-1-39**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	11/17/2025
Sale Price:	\$ 120,000
Prelim 2025 Land Asmt:	\$ 10,200
Prelim 2025 Asmt:	\$ 103,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,752
Sale Price/SFLA:	\$ 68.49
Number Bedrooms:	6
Number Baths:	2.0



**3 Maple St
180200 84.015-2-10**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	3/7/2025
Sale Price:	\$ 110,000
Prelim 2025 Land Asmt:	\$ 9,400
Prelim 2025 Asmt:	\$ 122,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,758
Sale Price/SFLA:	\$ 62.57
Number Bedrooms:	4
Number Baths:	2.0



**5-7 Otis St
180200 84.020-2-85**

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	3/8/2024
Sale Price:	\$ 178,000
Prelim 2025 Land Asmt:	\$ 14,500
Prelim 2025 Asmt:	\$ 170,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,764
Sale Price/SFLA:	\$ 100.91
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



**127 Hutchins St
180200 84.082-1-12.1**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 12/20/2024
 Sale Price: \$ 172,000
 Prelim 2025 Land Asmt: \$ 12,600
 Prelim 2025 Asmt: \$ 181,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,772
 Sale Price/SFLA: \$ 97.07
 Number Bedrooms: 3
 Number Baths: 2.0



**152 Jackson St
180200 84.019-1-11.11**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/23/2025
 Sale Price: \$ 133,000
 Prelim 2025 Land Asmt: \$ 13,300
 Prelim 2025 Asmt: \$ 104,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,824
 Sale Price/SFLA: \$ 72.92
 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: 8/13/2025
 Sale Price: \$ 164,000
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,900
 Sale Price/SFLA: \$ 86.32
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**5 Highland Park
180200 84.065-1-31**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/16/2025
 Sale Price: \$ 185,000
 Prelim 2025 Land Asmt: \$ 11,800
 Prelim 2025 Asmt: \$ 125,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,912
 Sale Price/SFLA: \$ 96.76
 Number Bedrooms: 4
 Number Baths: 2.0



**21 Maple St
180200 84.015-2-2**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 12/18/2025
 Sale Price: \$ 67,000
 Prelim 2025 Land Asmt: \$ 15,100
 Prelim 2025 Asmt: \$ 128,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,954
 Sale Price/SFLA: \$ 34.29
 Number Bedrooms: 6
 Number Baths: 2.0



**15 Walnut St
180200 84.010-4-15**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/21/2024
 Sale Price: \$ 110,000
 Prelim 2025 Land Asmt: \$ 15,000
 Prelim 2025 Asmt: \$ 103,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,992
 Sale Price/SFLA: \$ 55.22
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**138 Jackson St
180200 84.015-2-16**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/6/2024
 Sale Price: \$ 50,000
 Prelim 2025 Land Asmt: \$ 16,300
 Prelim 2025 Asmt: \$ 56,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1878
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,006
 Sale Price/SFLA: \$ 24.93
 Number Bedrooms: 4
 Number Baths: 2.0



**9 Watson St
180200 84.065-1-7**

Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 11/14/2024
 Sale Price: \$ 86,000
 Prelim 2025 Land Asmt: \$ 12,400
 Prelim 2025 Asmt: \$ 130,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,008
 Sale Price/SFLA: \$ 42.83
 Number Bedrooms: 4
 Number Baths: 3.0



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

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/21/2025
 Sale Price: \$ 105,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 100,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,016
 Sale Price/SFLA: \$ 52.08
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**6 Highland Park
180200 84.065-2-4**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 5/7/2024
 Sale Price: \$ 170,000
 Prelim 2025 Land Asmt: \$ 14,700
 Prelim 2025 Asmt: \$ 171,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 2,043
 Sale Price/SFLA: \$ 83.21
 Number Bedrooms: 3
 Number Baths: 2.0



**25-27 Cherry St
180200 84.066-1-29**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/8/2024
 Sale Price: \$ 135,000
 Prelim 2025 Land Asmt: \$ 16,700
 Prelim 2025 Asmt: \$ 155,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1883
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,178
 Sale Price/SFLA: \$ 61.98
 Number Bedrooms: 4
 Number Baths: 2.0



**23 Maple St
180200 84.015-2-1**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 9/23/2025
 Sale Price: \$ 181,500
 Prelim 2025 Land Asmt: \$ 15,600
 Prelim 2025 Asmt: \$ 151,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1875
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,204
 Sale Price/SFLA: \$ 82.35
 Number Bedrooms: 5
 Number Baths: 1.5

City of Batavia



**179 South Main St
180200 84.009-2-9**

Neighborhood: 500
 Property Class: 210 - 1 Family Res
 Sale Date: 8/15/2024
 Sale Price: \$ 258,400
 Prelim 2025 Land Asmt: \$ 18,200
 Prelim 2025 Asmt: \$ 250,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1874
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,238
 Sale Price/SFLA: \$ 115.46
 Number Bedrooms: 5
 Number Baths: 2.0



**3 Watson St
180200 84.065-1-10**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/18/2024
 Sale Price: \$ 71,000
 Prelim 2025 Land Asmt: \$ 15,600
 Prelim 2025 Asmt: \$ 113,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Poor
 SFLA: 2,270
 Sale Price/SFLA: \$ 31.28
 Number Bedrooms: 4
 Number Baths: 2.0



**38 Maple St
180200 84.064-1-2**

Neighborhood: 500
 Property Class: 230 - 3 Family Res
 Sale Date: 5/22/2024
 Sale Price: \$ 150,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,464
 Sale Price/SFLA: \$ 60.88
 Number Bedrooms: 6
 Number Baths: 3.0

City of Batavia



**161 Jackson St
180200 84.073-1-45**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 1/8/2024
 Sale Price: \$ 48,000
 Prelim 2025 Land Asmt: \$ 14,800
 Prelim 2025 Asmt: \$ 127,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,614
 Sale Price/SFLA: \$ 18.36
 Number Bedrooms: 4
 Number Baths: 2.0



**136 Pearl St
180200 84.009-4-11.1**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 6/20/2025
 Sale Price: \$ 330,000
 Prelim 2025 Land Asmt: \$ 21,800
 Prelim 2025 Asmt: \$ 213,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,724
 Sale Price/SFLA: \$ 121.15
 Number Bedrooms: 8
 Number Baths: 2.0



**6-8 Jackson Ave
180200 84.019-2-34**

Neighborhood: 500
 Property Class: 220 - 2 Family Res
 Sale Date: 9/12/2024
 Sale Price: \$ 167,000
 Prelim 2025 Land Asmt: \$ 15,500
 Prelim 2025 Asmt: \$ 244,000
 Building Style: Duplex
 Exterior Wall: Wood
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,280
 Sale Price/SFLA: \$ 73.25
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



**14 Cedar St
180200 84.016-1-19**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 10/1/2025
 Sale Price: \$ 105,000
 Prelim 2025 Land Asmt: \$ 14,300
 Prelim 2025 Asmt: \$ 108,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 824
 Sale Price/SFLA: \$ 127.43
 Number Bedrooms: 2
 Number Baths: 1.5



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

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 147,500
 Prelim 2025 Land Asmt: \$ 12,700
 Prelim 2025 Asmt: \$ 137,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1930
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 865
 Sale Price/SFLA: \$ 170.52
 Number Bedrooms: 2
 Number Baths: 1.0



**11 Cedar St
180200 85.013-1-68**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 3/28/2024
 Sale Price: \$ 70,000
 Prelim 2025 Land Asmt: \$ 15,800
 Prelim 2025 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1850
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,023
 Sale Price/SFLA: \$ 68.43
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**9 Cedar St
180200 85.013-1-69**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 3/21/2024
 Sale Price: \$ 55,000
 Prelim 2025 Land Asmt: \$ 9,900
 Prelim 2025 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,097
 Sale Price/SFLA: \$ 50.14
 Number Bedrooms: 3
 Number Baths: 1.0



**4-6 Ellicott Pl
180200 84.075-1-36**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 4/11/2025
 Sale Price: \$ 95,000
 Prelim 2025 Land Asmt: \$ 13,500
 Prelim 2025 Asmt: \$ 85,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,158
 Sale Price/SFLA: \$ 82.04
 Number Bedrooms: 2
 Number Baths: 1.0



**617 Ellicott St
180200 84.084-1-27**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 2/2/2024
 Sale Price: \$ 40,000
 Prelim 2025 Land Asmt: \$ 18,700
 Prelim 2025 Asmt: \$ 121,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1870
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,162
 Sale Price/SFLA: \$ 34.42
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**11 Hall St
180200 84.066-2-22**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 2/28/2024
 Sale Price: \$ 50,000
 Prelim 2025 Land Asmt: \$ 6,200
 Prelim 2025 Asmt: \$ 97,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,232
 Sale Price/SFLA: \$ 40.58
 Number Bedrooms: 4
 Number Baths: 1.0



**7 Mckinley Ave
180200 84.059-2-36**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 1/23/2024
 Sale Price: \$ 93,000
 Prelim 2025 Land Asmt: \$ 13,700
 Prelim 2025 Asmt: \$ 89,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1874
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,232
 Sale Price/SFLA: \$ 75.49
 Number Bedrooms: 4
 Number Baths: 1.0



**313 Ellicott St
180200 84.066-2-4**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/7/2025
 Sale Price: \$ 85,000
 Prelim 2025 Land Asmt: \$ 7,800
 Prelim 2025 Asmt: \$ 118,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,310
 Sale Price/SFLA: \$ 64.89
 Number Bedrooms: 3
 Number Baths: 1.0

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**315 School St
180200 84.058-1-26**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 5/8/2025
 Sale Price: \$ 140,500
 Prelim 2025 Land Asmt: \$ 11,500
 Prelim 2025 Asmt: \$ 91,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,351
 Sale Price/SFLA: \$ 104.00
 Number Bedrooms: 3
 Number Baths: 1.5



**17 School St
180200 84.058-1-37**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 8/21/2025
 Sale Price: \$ 42,000
 Prelim 2025 Land Asmt: \$ 9,000
 Prelim 2025 Asmt: \$ 66,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1880
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,548
 Sale Price/SFLA: \$ 27.13
 Number Bedrooms: 4
 Number Baths: 1.0



**19 Harvester Ave
180200 84.059-2-50**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 2/6/2024
 Sale Price: \$ 22,000
 Prelim 2025 Land Asmt: \$ 6,400
 Prelim 2025 Asmt: \$ 71,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,636
 Sale Price/SFLA: \$ 13.45
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**19 Harvester Ave
180200 84.059-2-50**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 11/6/2024
 Sale Price: \$ 37,000
 Prelim 2025 Land Asmt: \$ 6,400
 Prelim 2025 Asmt: \$ 71,000
 Building Style: Old Style
 Exterior Wall: Composition
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 1,636
 Sale Price/SFLA: \$ 22.62
 Number Bedrooms: 3
 Number Baths: 1.0



**652 East Main St
180200 85.013-1-37**

Neighborhood: 600
 Property Class: 210 - 1 Family Res
 Sale Date: 9/12/2025
 Sale Price: \$ 160,000
 Prelim 2025 Land Asmt: \$ 17,500
 Prelim 2025 Asmt: \$ 109,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,820
 Sale Price/SFLA: \$ 87.91
 Number Bedrooms: 4
 Number Baths: 1.0



**661 East Main St
180200 85.013-1-22**

Neighborhood: 600
 Property Class: 230 - 3 Family Res
 Sale Date: 4/9/2024
 Sale Price: \$ 205,000
 Prelim 2025 Land Asmt: \$ 14,800
 Prelim 2025 Asmt: \$ 138,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,282
 Sale Price/SFLA: \$ 89.83
 Number Bedrooms: 3
 Number Baths: 3.0

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**415 Ellicott St
180200 84.015-3-16**

Neighborhood: 600
Property Class: 220 - 2 Family Res
Sale Date: 10/6/2025
Sale Price: \$ 80,000
Prelim 2025 Land Asmt: \$ 11,000
Prelim 2025 Asmt: \$ 124,000
Building Style: Old Style
Exterior Wall: Alum/vinyl
Year Built: 1890
Basement Type: Full
Grade: Average
Condition: Fair
SFLA: 2,333
Sale Price/SFLA: \$ 34.29
Number Bedrooms: 5
Number Baths: 2.0

City of Batavia



**20 Chase Park
180200 84.051-1-20**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 2/14/2024
 Sale Price: \$ 125,000
 Prelim 2025 Land Asmt: \$ 17,000
 Prelim 2025 Asmt: \$ 160,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1980
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 936
 Sale Price/SFLA: \$ 133.55
 Number Bedrooms: 3
 Number Baths: 1.0



**32 Chase Park
180200 84.051-2-11**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 9/23/2025
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 13,600
 Prelim 2025 Asmt: \$ 192,000
 Building Style: Ranch
 Exterior Wall: Alum/vinyl
 Year Built: 1960
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,262
 Sale Price/SFLA: \$ 142.63
 Number Bedrooms: 2
 Number Baths: 1.0



**230 East Ave
180200 84.012-3-5**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 6/6/2025
 Sale Price: \$ 320,000
 Prelim 2025 Land Asmt: \$ 19,000
 Prelim 2025 Asmt: \$ 276,000
 Building Style: R. Ranch
 Exterior Wall: Wood
 Year Built: 1964
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,303
 Sale Price/SFLA: \$ 138.95
 Number Bedrooms: 5
 Number Baths: 2.0

City of Batavia



**32 1/2 Elm St
180200 84.051-2-74**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 4/16/2024
 Sale Price: \$ 176,000
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 177,000
 Building Style: Cape Cod
 Exterior Wall: Wood
 Year Built: 1965
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,604
 Sale Price/SFLA: \$ 109.73
 Number Bedrooms: 3
 Number Baths: 1.5



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

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 6/12/2025
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 16,800
 Prelim 2025 Asmt: \$ 133,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1940
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 842
 Sale Price/SFLA: \$ 195.96
 Number Bedrooms: 1
 Number Baths: 1.0



**26 Trumbull Pkwy
180200 84.051-2-19**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/25/2024
 Sale Price: \$ 40,000
 Prelim 2025 Land Asmt: \$ 9,200
 Prelim 2025 Asmt: \$ 84,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 990
 Sale Price/SFLA: \$ 40.40
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**26 Trumbull Pkwy
180200 84.051-2-19**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	8/28/2024
Sale Price:	\$ 65,000
Prelim 2025 Land Asmt:	\$ 9,200
Prelim 2025 Asmt:	\$ 84,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	990
Sale Price/SFLA:	\$ 65.66
Number Bedrooms:	3
Number Baths:	1.0



**34 Elm St
180200 84.051-2-75**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	7/18/2024
Sale Price:	\$ 177,000
Prelim 2025 Land Asmt:	\$ 11,000
Prelim 2025 Asmt:	\$ 175,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,096
Sale Price/SFLA:	\$ 161.50
Number Bedrooms:	3
Number Baths:	1.0



**105 State St
180200 84.041-1-36**

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	5/6/2024
Sale Price:	\$ 60,000
Prelim 2025 Land Asmt:	\$ 7,300
Prelim 2025 Asmt:	\$ 81,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,192
Sale Price/SFLA:	\$ 50.34
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**34 Trumbull Pkwy
180200 84.051-2-9**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 9/5/2025
 Sale Price: \$ 236,500
 Prelim 2025 Land Asmt: \$ 13,800
 Prelim 2025 Asmt: \$ 150,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,248
 Sale Price/SFLA: \$ 189.50
 Number Bedrooms: 3
 Number Baths: 1.0



**108 East Ave
180200 84.043-3-23**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 2/26/2024
 Sale Price: \$ 145,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Crawl
 Grade: Average
 Condition: Good
 SFLA: 1,308
 Sale Price/SFLA: \$ 110.86
 Number Bedrooms: 3
 Number Baths: 1.0



**108 East Ave
180200 84.043-3-23**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 7/25/2025
 Sale Price: \$ 179,400
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 180,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Crawl
 Grade: Average
 Condition: Good
 SFLA: 1,308
 Sale Price/SFLA: \$ 137.16
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**6 Chase Park
180200 84.051-1-5**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 1/3/2025
 Sale Price: \$ 175,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 172,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,325
 Sale Price/SFLA: \$ 132.08
 Number Bedrooms: 3
 Number Baths: 1.0



**4 Vine St
180200 84.012-1-29**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 3/26/2025
 Sale Price: \$ 79,000
 Prelim 2025 Land Asmt: \$ 7,600
 Prelim 2025 Asmt: \$ 115,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,326
 Sale Price/SFLA: \$ 59.58
 Number Bedrooms: 3
 Number Baths: 1.0



**19 Trumbull Pkwy
180200 84.051-2-46**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 5/3/2024
 Sale Price: \$ 164,406
 Prelim 2025 Land Asmt: \$ 12,900
 Prelim 2025 Asmt: \$ 142,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,384
 Sale Price/SFLA: \$ 118.79
 Number Bedrooms: 3
 Number Baths: 1.0

City of Batavia



**2 North Spruce St
180200 84.012-3-65**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 10/29/2024
 Sale Price: \$ 165,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 150,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,404
 Sale Price/SFLA: \$ 117.52
 Number Bedrooms: 3
 Number Baths: 1.0



**116 East Ave
180200 84.043-3-27**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 9/30/2024
 Sale Price: \$ 230,000
 Prelim 2025 Land Asmt: \$ 12,700
 Prelim 2025 Asmt: \$ 212,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1940
 Basement Type: Full
 Grade: Average
 Condition: Good
 SFLA: 1,443
 Sale Price/SFLA: \$ 159.39
 Number Bedrooms: 4
 Number Baths: 2.0



**25 Trumbull Pkwy
180200 84.051-2-43**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 1/22/2024
 Sale Price: \$ 142,000
 Prelim 2025 Land Asmt: \$ 11,000
 Prelim 2025 Asmt: \$ 145,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,468
 Sale Price/SFLA: \$ 96.73
 Number Bedrooms: 4
 Number Baths: 2.0

City of Batavia



**166 State St
180200 84.033-2-49**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 8/19/2025
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 15,200
 Prelim 2025 Asmt: \$ 116,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1874
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,511
 Sale Price/SFLA: \$ 119.13
 Number Bedrooms: 3
 Number Baths: 1.0



**7 Chase Park
180200 84.051-1-8**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 11/19/2024
 Sale Price: \$ 180,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 175,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1890
 Basement Type: Partial
 Grade: Average
 Condition: Normal
 SFLA: 1,538
 Sale Price/SFLA: \$ 117.04
 Number Bedrooms: 5
 Number Baths: 1.0



**2 Elm St
180200 84.051-2-59**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 4/4/2025
 Sale Price: \$ 110,000
 Prelim 2025 Land Asmt: \$ 10,600
 Prelim 2025 Asmt: \$ 114,000
 Building Style: Old Style
 Exterior Wall: Brick
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,644
 Sale Price/SFLA: \$ 66.91
 Number Bedrooms: 3
 Number Baths: 2.0

City of Batavia



**7 Fisher Park
180200 84.051-1-28**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 5/31/2024
 Sale Price: \$ 164,900
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 160,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,757
 Sale Price/SFLA: \$ 93.85
 Number Bedrooms: 3
 Number Baths: 2.0



**20 East Ave
180200 84.043-3-15**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 2/28/2024
 Sale Price: \$ 100,000
 Prelim 2025 Land Asmt: \$ 12,700
 Prelim 2025 Asmt: \$ 123,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1910
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 1,908
 Sale Price/SFLA: \$ 52.41
 Number Bedrooms: 4
 Number Baths: 2.0



**13 Fisher Park
180200 84.051-1-24**

Neighborhood: 700
 Property Class: 210 - 1 Family Res
 Sale Date: 4/18/2024
 Sale Price: \$ 177,000
 Prelim 2025 Land Asmt: \$ 12,700
 Prelim 2025 Asmt: \$ 169,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 1,969
 Sale Price/SFLA: \$ 89.89
 Number Bedrooms: 6
 Number Baths: 2.0

City of Batavia



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

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 9/6/2024
 Sale Price: \$ 107,060
 Prelim 2025 Land Asmt: \$ 12,600
 Prelim 2025 Asmt: \$ 121,000
 Building Style: Old Style
 Exterior Wall: Alum/vinyl
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Poor
 SFLA: 2,258
 Sale Price/SFLA: \$ 47.41
 Number Bedrooms: 4
 Number Baths: 2.0



**521 East Main St
180200 84.012-3-57**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 9/11/2025
 Sale Price: \$ 220,000
 Prelim 2025 Land Asmt: \$ 14,000
 Prelim 2025 Asmt: \$ 172,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Normal
 SFLA: 2,280
 Sale Price/SFLA: \$ 96.49
 Number Bedrooms: 4
 Number Baths: 2.5



**12 Vine St
180200 84.012-1-1**

Neighborhood: 700
 Property Class: 220 - 2 Family Res
 Sale Date: 5/1/2024
 Sale Price: \$ 101,000
 Prelim 2025 Land Asmt: \$ 13,000
 Prelim 2025 Asmt: \$ 148,000
 Building Style: Old Style
 Exterior Wall: Wood
 Year Built: 1900
 Basement Type: Full
 Grade: Average
 Condition: Fair
 SFLA: 2,592
 Sale Price/SFLA: \$ 38.97
 Number Bedrooms: 5
 Number Baths: 2.0

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**21 Ross St
180200 84.011-2-32**

Neighborhood: 700
Property Class: 210 - 1 Family Res
Sale Date: 8/19/2025
Sale Price: \$ 350,000
Prelim 2025 Land Asmt: \$ 16,800
Prelim 2025 Asmt: \$ 236,000
Building Style: Old Style
Exterior Wall: Wood
Year Built: 1904
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 3,336
Sale Price/SFLA: \$ 104.92
Number Bedrooms: 4
Number Baths: 2.5