

CITY OF BATAVIA

RESIDENTIAL VALID SALES WITH PHOTOS

Sorted by Neighborhood, Style, SFLA

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2023 TO DECEMBER 31, 2024

The information included in this report was printed as of April 3, 2025

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 2025 Land Asmt	=	The current land assessment on the parcel.
Prelim 2025 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

City of Batavia



**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:	\$ 186,000
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:	\$ 229,000
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



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	5/21/2023
Sale Price:	\$ 245,000
Prelim 2025 Land Asmt:	\$ 33,800
Prelim 2025 Asmt:	\$ 266,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1980
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,976
Sale Price/SFLA:	\$ 123.99
Number Bedrooms:	2
Number Baths:	2.0

City of Batavia



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	10/16/2023
Sale Price:	\$ 385,900
Prelim 2025 Land Asmt:	\$ 31,600
Prelim 2025 Asmt:	\$ 395,000
Building Style:	Ranch
Exterior Wall:	Brick
Year Built:	1988
Basement Type:	Full
Grade:	Good
Condition:	Good
SFLA:	2,094
Sale Price/SFLA:	\$ 184.29
Number Bedrooms:	3
Number Baths:	2.0



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	3/3/2023
Sale Price:	\$ 220,000
Prelim 2025 Land Asmt:	\$ 29,700
Prelim 2025 Asmt:	\$ 239,000
Building Style:	R. Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1968
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,911
Sale Price/SFLA:	\$ 115.12
Number Bedrooms:	4
Number Baths:	2.0



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	5/5/2023
Sale Price:	\$ 275,000
Prelim 2025 Land Asmt:	\$ 32,300
Prelim 2025 Asmt:	\$ 297,000
Building Style:	Split Level
Exterior Wall:	Alum/vinyl
Year Built:	1965
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,090
Sale Price/SFLA:	\$ 131.58
Number Bedrooms:	3
Number Baths:	2.5

City of Batavia



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	6/12/2023
Sale Price:	\$ 392,000
Prelim 2025 Land Asmt:	\$ 35,700
Prelim 2025 Asmt:	\$ 414,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1988
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	2,268
Sale Price/SFLA:	\$ 172.84
Number Bedrooms:	4
Number Baths:	3.0



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	8/25/2023
Sale Price:	\$ 300,000
Prelim 2025 Land Asmt:	\$ 32,800
Prelim 2025 Asmt:	\$ 325,000
Building Style:	Colonial
Exterior Wall:	Wood
Year Built:	1971
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,280
Sale Price/SFLA:	\$ 131.58
Number Bedrooms:	4
Number Baths:	2.5



**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:	\$ 398,000
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

City of Batavia



**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:	\$ 379,800
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:	9/5/2023
Sale Price:	\$ 550,000
Prelim 2025 Land Asmt:	\$ 42,900
Prelim 2025 Asmt:	\$ 579,000
Building Style:	Colonial
Exterior Wall:	Brick
Year Built:	1992
Basement Type:	Full
Grade:	Good
Condition:	Normal
SFLA:	3,410
Sale Price/SFLA:	\$ 161.29
Number Bedrooms:	4
Number Baths:	2.5

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Not
Found

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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	8/10/2023
Sale Price:	\$ 500,000
Prelim 2025 Land Asmt:	\$ 35,400
Prelim 2025 Asmt:	\$ 506,000
Building Style:	Contemp
Exterior Wall:	Concrete
Year Built:	2021
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,936
Sale Price/SFLA:	\$ 258.26
Number Bedrooms:	3
Number Baths:	2.5

City of Batavia



**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:	\$ 365,000
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



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	12/13/2023
Sale Price:	\$ 235,000
Prelim 2025 Land Asmt:	\$ 9,900
Prelim 2025 Asmt:	\$ 182,000
Building Style:	Town House
Exterior Wall:	Alum/vinyl
Year Built:	1990
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,236
Sale Price/SFLA:	\$ 190.13
Number Bedrooms:	2
Number Baths:	2.0



**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:	\$ 182,000
Building Style:	Town House
Exterior Wall:	Alum/vinyl
Year Built:	1994
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,236
Sale Price/SFLA:	\$ 176.38
Number Bedrooms:	2
Number Baths:	2.0

City of Batavia



**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:	\$ 182,000
Building Style:	Town House
Exterior Wall:	Alum/vinyl
Year Built:	1990
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,236
Sale Price/SFLA:	\$ 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:	\$ 189,000
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



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	6/26/2023
Sale Price:	\$ 225,000
Prelim 2025 Land Asmt:	\$ 9,900
Prelim 2025 Asmt:	\$ 232,000
Building Style:	Town House
Exterior Wall:	Wood
Year Built:	1990
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,613
Sale Price/SFLA:	\$ 139.49
Number Bedrooms:	2
Number Baths:	2.5

City of Batavia



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

Neighborhood:	100
Property Class:	210 - 1 Family Res
Sale Date:	2/20/2023
Sale Price:	\$ 201,000
Prelim 2025 Land Asmt:	\$ 9,900
Prelim 2025 Asmt:	\$ 189,000
Building Style:	Town House
Exterior Wall:	Wood
Year Built:	1990
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,613
Sale Price/SFLA:	\$ 124.61
Number Bedrooms:	2
Number Baths:	2.0

City of Batavia



**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:	\$ 162,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1953
Basement Type:	Full
Grade:	Average
Condition:	Fair
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:	\$ 127,000
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



**13 Northern Blvd
180200 71.020-1-57**

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/11/2024
Sale Price:	\$ 92,000
Prelim 2025 Land Asmt:	\$ 16,900
Prelim 2025 Asmt:	\$ 131,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1948
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	816
Sale Price/SFLA:	\$ 112.75
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	6/8/2023
Sale Price:	\$ 182,500
Prelim 2025 Land Asmt:	\$ 20,100
Prelim 2025 Asmt:	\$ 200,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1951
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	932
Sale Price/SFLA:	\$ 195.82
Number Bedrooms:	2
Number Baths:	1.5



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	2/1/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 16,400
Prelim 2025 Asmt:	\$ 158,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1962
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,040
Sale Price/SFLA:	\$ 125.00
Number Bedrooms:	2
Number Baths:	1.5



**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:	\$ 190,000
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

City of Batavia



34 Prospect Ave
180200 84.006-4-58

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	6/23/2023
Sale Price:	\$ 223,002
Prelim 2025 Land Asmt:	\$ 13,200
Prelim 2025 Asmt:	\$ 179,000
Building Style:	Ranch
Exterior Wall:	Composition
Year Built:	1974
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,048
Sale Price/SFLA:	\$ 212.79
Number Bedrooms:	3
Number Baths:	1.0



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:	\$ 174,000
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



2 Fordham Dr
180200 84.012-3-18

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/1/2023
Sale Price:	\$ 220,025
Prelim 2025 Land Asmt:	\$ 25,200
Prelim 2025 Asmt:	\$ 238,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1962
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,092
Sale Price/SFLA:	\$ 201.49
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



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:	\$ 184,000
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



504 North St
180200 84.035-2-1

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	3/29/2023
Sale Price:	\$ 210,500
Prelim 2025 Land Asmt:	\$ 18,400
Prelim 2025 Asmt:	\$ 234,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1957
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,244
Sale Price/SFLA:	\$ 169.21
Number Bedrooms:	3
Number Baths:	1.0



20 Douglas St
180200 71.082-1-54

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/27/2023
Sale Price:	\$ 153,750
Prelim 2025 Land Asmt:	\$ 17,600
Prelim 2025 Asmt:	\$ 167,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1955
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,288
Sale Price/SFLA:	\$ 119.37
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



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:	\$ 210,000
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:	\$ 214,000
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



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:	\$ 234,000
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

City of Batavia



**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:	\$ 183,000
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



**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:	\$ 222,000
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



**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:	\$ 291,000
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:	\$ 267,000
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



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:	\$ 350,000
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



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:	\$ 221,000
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

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	7/31/2023
Sale Price:	\$ 180,000
Prelim 2025 Land Asmt:	\$ 17,700
Prelim 2025 Asmt:	\$ 206,000
Building Style:	Split Level
Exterior Wall:	Composition
Year Built:	1970
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,280
Sale Price/SFLA:	\$ 140.63
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	2/22/2023
Sale Price:	\$ 175,000
Prelim 2025 Land Asmt:	\$ 17,700
Prelim 2025 Asmt:	\$ 193,000
Building Style:	Split Level
Exterior Wall:	Alum/vinyl
Year Built:	1971
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,391
Sale Price/SFLA:	\$ 125.81
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	6/21/2023
Sale Price:	\$ 235,000
Prelim 2025 Land Asmt:	\$ 17,500
Prelim 2025 Asmt:	\$ 252,000
Building Style:	Split Level
Exterior Wall:	Alum/vinyl
Year Built:	1972
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,557
Sale Price/SFLA:	\$ 150.93
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/10/2023
Sale Price:	\$ 195,000
Prelim 2025 Land Asmt:	\$ 26,700
Prelim 2025 Asmt:	\$ 229,000
Building Style:	Split Level
Exterior Wall:	Wood
Year Built:	1955
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,987
Sale Price/SFLA:	\$ 98.14
Number Bedrooms:	3
Number Baths:	1.5



**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:	\$ 124,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/28/2023
Sale Price:	\$ 225,000
Prelim 2025 Land Asmt:	\$ 16,500
Prelim 2025 Asmt:	\$ 230,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1942
Basement Type:	Crawl
Grade:	Average
Condition:	Normal
SFLA:	1,260
Sale Price/SFLA:	\$ 178.57
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	1/17/2023
Sale Price:	\$ 129,900
Prelim 2025 Land Asmt:	\$ 17,500
Prelim 2025 Asmt:	\$ 145,000
Building Style:	Cape Cod
Exterior Wall:	Concrete
Year Built:	1953
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,448
Sale Price/SFLA:	\$ 89.71
Number Bedrooms:	4
Number Baths:	1.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	5/12/2023
Sale Price:	\$ 180,000
Prelim 2025 Land Asmt:	\$ 15,600
Prelim 2025 Asmt:	\$ 215,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,516
Sale Price/SFLA:	\$ 118.73
Number Bedrooms:	3
Number Baths:	2.0



**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:	\$ 221,000
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

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:	\$ 179,000
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:	\$ 174,000
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:	\$ 226,000
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:	\$ 334,000
Building Style:	Cape Cod
Exterior Wall:	Brick
Year Built:	1958
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	3,696
Sale Price/SFLA:	\$ 88.17
Number Bedrooms:	5
Number Baths:	3.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	12/8/2023
Sale Price:	\$ 271,101
Prelim 2025 Land Asmt:	\$ 18,500
Prelim 2025 Asmt:	\$ 254,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1978
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,732
Sale Price/SFLA:	\$ 156.52
Number Bedrooms:	4
Number Baths:	1.5



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	1/31/2023
Sale Price:	\$ 195,000
Prelim 2025 Land Asmt:	\$ 22,300
Prelim 2025 Asmt:	\$ 235,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1977
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,436
Sale Price/SFLA:	\$ 80.05
Number Bedrooms:	4
Number Baths:	1.5

City of Batavia



63 Manhattan Ave
180200 84.035-1-3

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	5/16/2023
Sale Price:	\$ 225,000
Prelim 2025 Land Asmt:	\$ 15,900
Prelim 2025 Asmt:	\$ 251,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,508
Sale Price/SFLA:	\$ 89.71
Number Bedrooms:	5
Number Baths:	2.0



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:	\$ 141,000
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



11 Bryant St
180200 84.008-1-88

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/3/2023
Sale Price:	\$ 85,000
Prelim 2025 Land Asmt:	\$ 14,300
Prelim 2025 Asmt:	\$ 121,000
Building Style:	Old Style
Exterior Wall:	Stucco
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,200
Sale Price/SFLA:	\$ 70.83
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/2/2023
Sale Price:	\$ 145,000
Prelim 2025 Land Asmt:	\$ 16,500
Prelim 2025 Asmt:	\$ 161,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,208
Sale Price/SFLA:	\$ 120.03
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 172,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/9/2023
Sale Price:	\$ 195,000
Prelim 2025 Land Asmt:	\$ 15,200
Prelim 2025 Asmt:	\$ 211,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1909
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,218
Sale Price/SFLA:	\$ 160.10
Number Bedrooms:	3
Number Baths:	1.5

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:	\$ 171,000
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



**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:	\$ 135,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	12/12/2023
Sale Price:	\$ 155,900
Prelim 2025 Land Asmt:	\$ 20,800
Prelim 2025 Asmt:	\$ 144,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1934
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,296
Sale Price/SFLA:	\$ 120.29
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**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:	\$ 174,000
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



**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:	\$ 184,000
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:	7/21/2023
Sale Price:	\$ 227,000
Prelim 2025 Land Asmt:	\$ 13,900
Prelim 2025 Asmt:	\$ 211,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,327
Sale Price/SFLA:	\$ 171.06
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



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:	\$ 211,000
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:	10/12/2023
Sale Price:	\$ 135,000
Prelim 2025 Land Asmt:	\$ 11,600
Prelim 2025 Asmt:	\$ 147,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,344
Sale Price/SFLA:	\$ 100.45
Number Bedrooms:	4
Number Baths:	1.0



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:	\$ 148,000
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

City of Batavia



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:	\$ 165,000
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



41 Kingsbury Ave
180200 84.023-1-21

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	10/6/2023
Sale Price:	\$ 151,000
Prelim 2025 Land Asmt:	\$ 11,000
Prelim 2025 Asmt:	\$ 156,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1932
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,464
Sale Price/SFLA:	\$ 103.14
Number Bedrooms:	4
Number Baths:	1.0



11 Kingsbury Ave
180200 84.031-1-27

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/17/2023
Sale Price:	\$ 180,000
Prelim 2025 Land Asmt:	\$ 11,000
Prelim 2025 Asmt:	\$ 208,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,470
Sale Price/SFLA:	\$ 122.45
Number Bedrooms:	4
Number Baths:	1.5

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:	\$ 149,000
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:	\$ 178,000
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:	\$ 150,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	11/28/2023
Sale Price:	\$ 120,000
Prelim 2025 Land Asmt:	\$ 11,500
Prelim 2025 Asmt:	\$ 143,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1917
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,520
Sale Price/SFLA:	\$ 78.95
Number Bedrooms:	4
Number Baths:	2.0



**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:	\$ 184,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	9/12/2023
Sale Price:	\$ 215,000
Prelim 2025 Land Asmt:	\$ 16,200
Prelim 2025 Asmt:	\$ 230,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,575
Sale Price/SFLA:	\$ 136.51
Number Bedrooms:	4
Number Baths:	2.5

City of Batavia



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	3/3/2023
Sale Price:	\$ 176,500
Prelim 2025 Land Asmt:	\$ 11,500
Prelim 2025 Asmt:	\$ 191,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,584
Sale Price/SFLA:	\$ 111.43
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/15/2023
Sale Price:	\$ 120,000
Prelim 2025 Land Asmt:	\$ 15,300
Prelim 2025 Asmt:	\$ 140,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1905
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,628
Sale Price/SFLA:	\$ 73.71
Number Bedrooms:	4
Number Baths:	1.5



**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:	\$ 222,000
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

City of Batavia



**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:	\$ 187,000
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



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	2/23/2023
Sale Price:	\$ 147,500
Prelim 2025 Land Asmt:	\$ 14,600
Prelim 2025 Asmt:	\$ 160,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,660
Sale Price/SFLA:	\$ 88.86
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	8/25/2023
Sale Price:	\$ 203,000
Prelim 2025 Land Asmt:	\$ 15,300
Prelim 2025 Asmt:	\$ 222,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,662
Sale Price/SFLA:	\$ 122.14
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



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

Neighborhood:	200
Property Class:	220 - 2 Family Res
Sale Date:	10/20/2023
Sale Price:	\$ 179,900
Prelim 2025 Land Asmt:	\$ 11,500
Prelim 2025 Asmt:	\$ 194,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,812
Sale Price/SFLA:	\$ 99.28
Number Bedrooms:	4
Number Baths:	3.0



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

Neighborhood:	200
Property Class:	210 - 1 Family Res
Sale Date:	4/24/2023
Sale Price:	\$ 189,900
Prelim 2025 Land Asmt:	\$ 15,300
Prelim 2025 Asmt:	\$ 213,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,968
Sale Price/SFLA:	\$ 96.49
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 216,000
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

City of Batavia



**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:	\$ 262,000
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



**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:	\$ 172,000
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:	10/31/2023
Sale Price:	\$ 220,000
Prelim 2025 Land Asmt:	\$ 16,500
Prelim 2025 Asmt:	\$ 249,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,070
Sale Price/SFLA:	\$ 106.28
Number Bedrooms:	4
Number Baths:	1.5

City of Batavia



**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:	\$ 249,000
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

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**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:	\$ 191,000
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



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

Neighborhood:	200
Property Class:	220 - 2 Family Res
Sale Date:	10/5/2023
Sale Price:	\$ 170,000
Prelim 2025 Land Asmt:	\$ 20,100
Prelim 2025 Asmt:	\$ 199,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	3,048
Sale Price/SFLA:	\$ 55.77
Number Bedrooms:	6
Number Baths:	2.0

City of Batavia



**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:	\$ 122,000
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:	\$ 167,000
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:	\$ 130,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 140,000
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:	\$ 129,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	8/29/2023
Sale Price:	\$ 240,000
Prelim 2025 Land Asmt:	\$ 23,500
Prelim 2025 Asmt:	\$ 264,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1960
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,247
Sale Price/SFLA:	\$ 106.81
Number Bedrooms:	4
Number Baths:	2.5

City of Batavia



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:	\$ 160,000
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



247 State St
180200 71.019-1-30

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	12/8/2023
Sale Price:	\$ 153,000
Prelim 2025 Land Asmt:	\$ 17,000
Prelim 2025 Asmt:	\$ 138,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1951
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,401
Sale Price/SFLA:	\$ 109.21
Number Bedrooms:	3
Number Baths:	2.0



4 Holland Ave
180200 84.039-2-28

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	8/21/2023
Sale Price:	\$ 95,000
Prelim 2025 Land Asmt:	\$ 7,100
Prelim 2025 Asmt:	\$ 106,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	792
Sale Price/SFLA:	\$ 119.95
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/27/2024
Sale Price:	\$ 142,000
Prelim 2025 Land Asmt:	\$ 6,100
Prelim 2025 Asmt:	\$ 127,000
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



**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:	\$ 102,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1875
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 180,000
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

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:	\$ 111,000
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:	\$ 135,000
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:	\$ 138,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/6/2023
Sale Price:	\$ 169,000
Prelim 2025 Land Asmt:	\$ 13,500
Prelim 2025 Asmt:	\$ 190,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,155
Sale Price/SFLA:	\$ 146.32
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/10/2023
Sale Price:	\$ 80,000
Prelim 2025 Land Asmt:	\$ 6,100
Prelim 2025 Asmt:	\$ 95,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,180
Sale Price/SFLA:	\$ 67.80
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 95,000
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

City of Batavia



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:	\$ 135,000
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:	\$ 149,000
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



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:	\$ 173,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	4/21/2023
Sale Price:	\$ 120,000
Prelim 2025 Land Asmt:	\$ 8,800
Prelim 2025 Asmt:	\$ 135,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,232
Sale Price/SFLA:	\$ 97.40
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	8/12/2023
Sale Price:	\$ 93,500
Prelim 2025 Land Asmt:	\$ 12,000
Prelim 2025 Asmt:	\$ 125,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	1,248
Sale Price/SFLA:	\$ 74.92
Number Bedrooms:	3
Number Baths:	1.5



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	8/23/2023
Sale Price:	\$ 106,000
Prelim 2025 Land Asmt:	\$ 9,000
Prelim 2025 Asmt:	\$ 127,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1924
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,248
Sale Price/SFLA:	\$ 84.94
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**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:	\$ 161,000
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:	\$ 110,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1925
Basement Type:	Partial
Grade:	Average
Condition:	Normal
SFLA:	1,265
Sale Price/SFLA:	\$ 39.53
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 81,000
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

City of Batavia



52 Union St
180200 84.023-1-11

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	10/23/2023
Sale Price:	\$ 165,000
Prelim 2025 Land Asmt:	\$ 9,000
Prelim 2025 Asmt:	\$ 178,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,276
Sale Price/SFLA:	\$ 129.31
Number Bedrooms:	3
Number Baths:	1.5



20 Lyon St
180200 84.031-2-31

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	1/23/2023
Sale Price:	\$ 110,000
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 146,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,280
Sale Price/SFLA:	\$ 85.94
Number Bedrooms:	3
Number Baths:	1.0



170 Oak St
180200 71.018-2-38

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	2/28/2023
Sale Price:	\$ 125,497
Prelim 2025 Land Asmt:	\$ 17,800
Prelim 2025 Asmt:	\$ 150,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1939
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,308
Sale Price/SFLA:	\$ 95.95
Number Bedrooms:	2
Number Baths:	1.5

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/17/2023
Sale Price:	\$ 157,850
Prelim 2025 Land Asmt:	\$ 12,100
Prelim 2025 Asmt:	\$ 170,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,344
Sale Price/SFLA:	\$ 117.45
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 124,000
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



**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:	\$ 184,000
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

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/26/2023
Sale Price:	\$ 150,000
Prelim 2025 Land Asmt:	\$ 8,600
Prelim 2025 Asmt:	\$ 168,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,362
Sale Price/SFLA:	\$ 110.13
Number Bedrooms:	4
Number Baths:	1.0



**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:	\$ 149,000
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



**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:	\$ 146,000
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

City of Batavia



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:	\$ 70,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,400
Sale Price/SFLA:	\$ 46.43
Number Bedrooms:	4
Number Baths:	1.5



52 Montclair Ave
180200 84.024-1-44

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/30/2023
Sale Price:	\$ 125,000
Prelim 2025 Land Asmt:	\$ 8,400
Prelim 2025 Asmt:	\$ 137,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,410
Sale Price/SFLA:	\$ 88.65
Number Bedrooms:	4
Number Baths:	1.5



63 Oak St
180200 84.024-1-31

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/24/2023
Sale Price:	\$ 154,300
Prelim 2025 Land Asmt:	\$ 11,400
Prelim 2025 Asmt:	\$ 167,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,410
Sale Price/SFLA:	\$ 109.43
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	1/23/2023
Sale Price:	\$ 70,000
Prelim 2025 Land Asmt:	\$ 10,200
Prelim 2025 Asmt:	\$ 91,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Partial
Grade:	Average
Condition:	Poor
SFLA:	1,414
Sale Price/SFLA:	\$ 49.50
Number Bedrooms:	3
Number Baths:	1.0



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

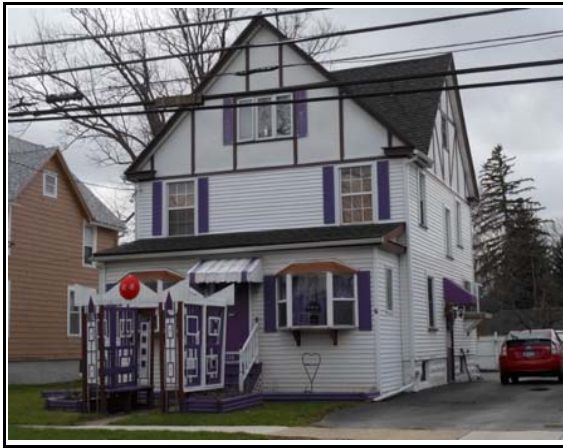
Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	3/31/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 7,100
Prelim 2025 Asmt:	\$ 150,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,416
Sale Price/SFLA:	\$ 91.81
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 169,000
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

City of Batavia



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:	\$ 132,000
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



120 North St
180200 84.034-1-17

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	10/6/2023
Sale Price:	\$ 145,000
Prelim 2025 Land Asmt:	\$ 6,700
Prelim 2025 Asmt:	\$ 166,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1850
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,442
Sale Price/SFLA:	\$ 100.55
Number Bedrooms:	3
Number Baths:	1.0



101 North St
180200 84.026-1-43

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/20/2023
Sale Price:	\$ 177,000
Prelim 2025 Land Asmt:	\$ 10,600
Prelim 2025 Asmt:	\$ 132,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,452
Sale Price/SFLA:	\$ 121.90
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/10/2023
Sale Price:	\$ 145,000
Prelim 2025 Land Asmt:	\$ 8,800
Prelim 2025 Asmt:	\$ 157,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,452
Sale Price/SFLA:	\$ 99.86
Number Bedrooms:	4
Number Baths:	1.0



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	4/5/2023
Sale Price:	\$ 105,000
Prelim 2025 Land Asmt:	\$ 14,000
Prelim 2025 Asmt:	\$ 119,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,458
Sale Price/SFLA:	\$ 72.02
Number Bedrooms:	3
Number Baths:	1.5



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	5/12/2023
Sale Price:	\$ 187,000
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 204,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,476
Sale Price/SFLA:	\$ 126.69
Number Bedrooms:	4
Number Baths:	1.5

City of Batavia



205 Bank St
180200 84.025-1-27

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/16/2023
Sale Price:	\$ 158,000
Prelim 2025 Land Asmt:	\$ 10,900
Prelim 2025 Asmt:	\$ 151,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,482
Sale Price/SFLA:	\$ 106.61
Number Bedrooms:	2
Number Baths:	1.5



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:	\$ 151,000
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



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:	\$ 132,000
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

City of Batavia



**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:	\$ 146,000
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:	\$ 146,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	9/6/2023
Sale Price:	\$ 148,800
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 108,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,522
Sale Price/SFLA:	\$ 97.77
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



**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:	\$ 136,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 136,000
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:	\$ 83,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,550
Sale Price/SFLA:	\$ 48.39
Number Bedrooms:	2
Number Baths:	2.0

City of Batavia



**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:	\$ 148,000
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



**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:	\$ 154,000
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:	\$ 109,000
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:	\$ 151,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/20/2023
Sale Price:	\$ 215,000
Prelim 2025 Land Asmt:	\$ 14,300
Prelim 2025 Asmt:	\$ 234,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,628
Sale Price/SFLA:	\$ 132.06
Number Bedrooms:	4
Number Baths:	1.5



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	3/3/2023
Sale Price:	\$ 60,000
Prelim 2025 Land Asmt:	\$ 14,500
Prelim 2025 Asmt:	\$ 100,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Economy
Condition:	Poor
SFLA:	1,638
Sale Price/SFLA:	\$ 36.63
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	3/15/2023
Sale Price:	\$ 97,000
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 109,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,646
Sale Price/SFLA:	\$ 58.93
Number Bedrooms:	4
Number Baths:	2.0



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	11/2/2023
Sale Price:	\$ 86,000
Prelim 2025 Land Asmt:	\$ 10,200
Prelim 2025 Asmt:	\$ 94,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,666
Sale Price/SFLA:	\$ 51.62
Number Bedrooms:	4
Number Baths:	2.0



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	7/20/2023
Sale Price:	\$ 118,000
Prelim 2025 Land Asmt:	\$ 9,500
Prelim 2025 Asmt:	\$ 134,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,672
Sale Price/SFLA:	\$ 70.57
Number Bedrooms:	5
Number Baths:	2.0

City of Batavia



**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:	\$ 124,000
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:	\$ 172,000
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



**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:	\$ 135,000
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

City of Batavia



**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:	\$ 113,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/13/2023
Sale Price:	\$ 160,000
Prelim 2025 Land Asmt:	\$ 10,000
Prelim 2025 Asmt:	\$ 178,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,798
Sale Price/SFLA:	\$ 88.99
Number Bedrooms:	6
Number Baths:	1.0



**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:	\$ 106,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	11/20/2023
Sale Price:	\$ 80,487
Prelim 2025 Land Asmt:	\$ 11,200
Prelim 2025 Asmt:	\$ 123,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,876
Sale Price/SFLA:	\$ 42.90
Number Bedrooms:	4
Number Baths:	1.5



**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:	\$ 232,000
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



**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:	\$ 151,000
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

City of Batavia



**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:	\$ 99,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,926
Sale Price/SFLA:	\$ 37.38
Number Bedrooms:	4
Number Baths:	3.0



**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:	\$ 123,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 116,000
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

City of Batavia



**14 Washington Ave
180200 84.040-2-1**

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/22/2024
Sale Price:	\$ 233,500
Prelim 2025 Land Asmt:	\$ 12,200
Prelim 2025 Asmt:	\$ 192,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1954
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,970
Sale Price/SFLA:	\$ 118.53
Number Bedrooms:	3
Number Baths:	1.5



**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:	\$ 183,000
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



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	3/14/2023
Sale Price:	\$ 151,000
Prelim 2025 Land Asmt:	\$ 14,400
Prelim 2025 Asmt:	\$ 156,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,983
Sale Price/SFLA:	\$ 76.15
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	9/7/2023
Sale Price:	\$ 90,000
Prelim 2025 Land Asmt:	\$ 8,300
Prelim 2025 Asmt:	\$ 116,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,986
Sale Price/SFLA:	\$ 45.32
Number Bedrooms:	5
Number Baths:	2.0



**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:	\$ 116,000
Building Style:	Old Style
Exterior Wall:	Brick
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 126,000
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



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	1/10/2023
Sale Price:	\$ 149,900
Prelim 2025 Land Asmt:	\$ 15,000
Prelim 2025 Asmt:	\$ 187,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,134
Sale Price/SFLA:	\$ 70.24
Number Bedrooms:	5
Number Baths:	2.5



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

Neighborhood:	300
Property Class:	230 - 3 Family Res
Sale Date:	8/8/2023
Sale Price:	\$ 120,000
Prelim 2025 Land Asmt:	\$ 10,400
Prelim 2025 Asmt:	\$ 137,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,140
Sale Price/SFLA:	\$ 56.07
Number Bedrooms:	6
Number Baths:	3.5



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

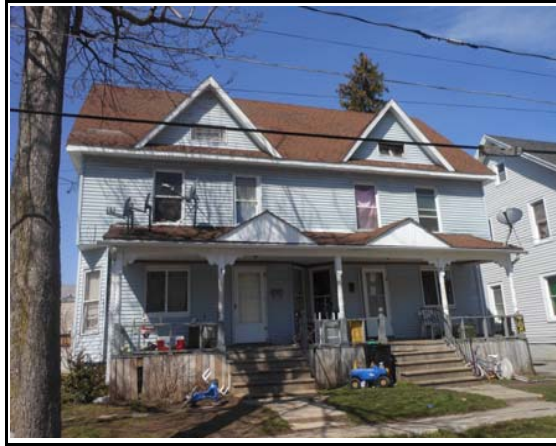
Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	12/19/2024
Sale Price:	\$ 81,900
Prelim 2025 Land Asmt:	\$ 8,100
Prelim 2025 Asmt:	\$ 91,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,160
Sale Price/SFLA:	\$ 37.92
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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:	\$ 119,000
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



3-5 Holland Ave
180200 84.031-3-23

Neighborhood:	300
Property Class:	220 - 2 Family Res
Sale Date:	1/6/2023
Sale Price:	\$ 73,500
Prelim 2025 Land Asmt:	\$ 11,000
Prelim 2025 Asmt:	\$ 89,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	2,184
Sale Price/SFLA:	\$ 33.65
Number Bedrooms:	6
Number Baths:	2.0



103 Ross St
180200 84.042-2-21

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	6/5/2023
Sale Price:	\$ 205,000
Prelim 2025 Land Asmt:	\$ 16,300
Prelim 2025 Asmt:	\$ 224,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,202
Sale Price/SFLA:	\$ 93.10
Number Bedrooms:	4
Number Baths:	1.5

City of Batavia



**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:	\$ 164,000
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



**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:	\$ 127,000
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



**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:	\$ 172,000
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

City of Batavia



**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:	\$ 125,000
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:	\$ 125,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,424
Sale Price/SFLA:	\$ 28.88
Number Bedrooms:	4
Number Baths:	2.0



**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:	\$ 177,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,496
Sale Price/SFLA:	\$ 56.09
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	1/20/2023
Sale Price:	\$ 125,000
Prelim 2025 Land Asmt:	\$ 16,200
Prelim 2025 Asmt:	\$ 152,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	2,502
Sale Price/SFLA:	\$ 49.96
Number Bedrooms:	4
Number Baths:	2.0



**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:	\$ 124,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,894
Sale Price/SFLA:	\$ 36.80
Number Bedrooms:	6
Number Baths:	2.0



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	7/24/2023
Sale Price:	\$ 205,000
Prelim 2025 Land Asmt:	\$ 14,400
Prelim 2025 Asmt:	\$ 242,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	3,268
Sale Price/SFLA:	\$ 62.73
Number Bedrooms:	3
Number Baths:	2.5

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:	\$ 135,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	3,300
Sale Price/SFLA:	\$ 37.88
Number Bedrooms:	4
Number Baths:	1.0



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

Neighborhood:	300
Property Class:	210 - 1 Family Res
Sale Date:	8/21/2023
Sale Price:	\$ 132,500
Prelim 2025 Land Asmt:	\$ 10,800
Prelim 2025 Asmt:	\$ 139,000
Building Style:	Bungalow
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	628
Sale Price/SFLA:	\$ 210.99
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**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:	\$ 171,400
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



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	6/5/2023
Sale Price:	\$ 140,000
Prelim 2025 Land Asmt:	\$ 26,200
Prelim 2025 Asmt:	\$ 154,000
Building Style:	Ranch
Exterior Wall:	Wood
Year Built:	1951
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,182
Sale Price/SFLA:	\$ 118.44
Number Bedrooms:	2
Number Baths:	1.0



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	9/1/2023
Sale Price:	\$ 250,000
Prelim 2025 Land Asmt:	\$ 32,400
Prelim 2025 Asmt:	\$ 272,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1963
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,870
Sale Price/SFLA:	\$ 133.69
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	11/14/2023
Sale Price:	\$ 199,900
Prelim 2025 Land Asmt:	\$ 30,500
Prelim 2025 Asmt:	\$ 217,000
Building Style:	Ranch
Exterior Wall:	Concrete
Year Built:	1947
Basement Type:	Slab/pier
Grade:	Average
Condition:	Normal
SFLA:	1,892
Sale Price/SFLA:	\$ 105.66
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 232,000
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



**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:	\$ 274,000
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

City of Batavia



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	8/11/2023
Sale Price:	\$ 220,000
Prelim 2025 Land Asmt:	\$ 29,000
Prelim 2025 Asmt:	\$ 242,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Good
Condition:	Normal
SFLA:	1,752
Sale Price/SFLA:	\$ 125.57
Number Bedrooms:	4
Number Baths:	1.0



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	7/10/2023
Sale Price:	\$ 357,100
Prelim 2025 Land Asmt:	\$ 28,000
Prelim 2025 Asmt:	\$ 386,000
Building Style:	Colonial
Exterior Wall:	Alum/vinyl
Year Built:	1955
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,772
Sale Price/SFLA:	\$ 128.82
Number Bedrooms:	4
Number Baths:	1.5



**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:	\$ 182,000
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

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:	\$ 156,000
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



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	10/25/2023
Sale Price:	\$ 235,000
Prelim 2025 Land Asmt:	\$ 33,800
Prelim 2025 Asmt:	\$ 254,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1926
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,800
Sale Price/SFLA:	\$ 130.56
Number Bedrooms:	3
Number Baths:	1.5



**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:	\$ 227,000
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



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

Neighborhood:	400
Property Class:	210 - 1 Family Res
Sale Date:	5/26/2023
Sale Price:	\$ 237,903
Prelim 2025 Land Asmt:	\$ 30,400
Prelim 2025 Asmt:	\$ 259,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,784
Sale Price/SFLA:	\$ 85.45
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	11/1/2023
Sale Price:	\$ 54,000
Prelim 2025 Land Asmt:	\$ 12,600
Prelim 2025 Asmt:	\$ 89,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Crawl
Grade:	Economy
Condition:	Poor
SFLA:	720
Sale Price/SFLA:	\$ 75.00
Number Bedrooms:	2
Number Baths:	1.0



**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:	\$ 118,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/31/2023
Sale Price:	\$ 165,000
Prelim 2025 Land Asmt:	\$ 15,500
Prelim 2025 Asmt:	\$ 182,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1954
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	936
Sale Price/SFLA:	\$ 176.28
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	9/27/2023
Sale Price:	\$ 165,000
Prelim 2025 Land Asmt:	\$ 17,300
Prelim 2025 Asmt:	\$ 177,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1988
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	960
Sale Price/SFLA:	\$ 171.88
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	7/27/2023
Sale Price:	\$ 170,000
Prelim 2025 Land Asmt:	\$ 16,800
Prelim 2025 Asmt:	\$ 181,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1955
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	976
Sale Price/SFLA:	\$ 174.18
Number Bedrooms:	2
Number Baths:	1.0



**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:	\$ 139,000
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

City of Batavia



**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:	\$ 181,000
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



**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:	\$ 155,000
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:	\$ 159,000
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

City of Batavia



31 Clifton Ave
180200 84.020-3-58

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	1/23/2023
Sale Price:	\$ 149,000
Prelim 2025 Land Asmt:	\$ 14,400
Prelim 2025 Asmt:	\$ 161,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1960
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,212
Sale Price/SFLA:	\$ 122.94
Number Bedrooms:	3
Number Baths:	1.0



30-32 Warren St
180200 84.073-2-36

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/14/2023
Sale Price:	\$ 125,000
Prelim 2025 Land Asmt:	\$ 10,800
Prelim 2025 Asmt:	\$ 153,000
Building Style:	Ranch
Exterior Wall:	Composition
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,272
Sale Price/SFLA:	\$ 98.27
Number Bedrooms:	3
Number Baths:	1.0



43-45 Roosevelt Ave
180200 84.009-4-23

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	3/24/2023
Sale Price:	\$ 209,000
Prelim 2025 Land Asmt:	\$ 16,300
Prelim 2025 Asmt:	\$ 212,000
Building Style:	Ranch
Exterior Wall:	Alum/vinyl
Year Built:	1967
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,348
Sale Price/SFLA:	\$ 155.04
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



**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:	\$ 205,000
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



**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:	\$ 172,000
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:	\$ 223,000
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

City of Batavia



**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:	\$ 294,000
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



**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:	\$ 102,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 116,000
Building Style:	Cape Cod
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,092
Sale Price/SFLA:	\$ 73.26
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



**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:	\$ 153,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	5/8/2023
Sale Price:	\$ 165,000
Prelim 2025 Land Asmt:	\$ 14,200
Prelim 2025 Asmt:	\$ 182,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1955
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,368
Sale Price/SFLA:	\$ 120.61
Number Bedrooms:	4
Number Baths:	1.5



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	12/7/2023
Sale Price:	\$ 150,500
Prelim 2025 Land Asmt:	\$ 10,800
Prelim 2025 Asmt:	\$ 155,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,524
Sale Price/SFLA:	\$ 98.75
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	11/21/2023
Sale Price:	\$ 20,000
Prelim 2025 Land Asmt:	\$ 7,900
Prelim 2025 Asmt:	\$ 25,000
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



**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:	\$ 25,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1920
Basement Type:	Crawl
Grade:	Economy
Condition:	Poor
SFLA:	862
Sale Price/SFLA:	\$ 23.20
Number Bedrooms:	2
Number Baths:	2.0



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/17/2023
Sale Price:	\$ 80,000
Prelim 2025 Land Asmt:	\$ 23,300
Prelim 2025 Asmt:	\$ 107,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1935
Basement Type:	Full
Grade:	Economy
Condition:	Poor
SFLA:	884
Sale Price/SFLA:	\$ 90.50
Number Bedrooms:	2
Number Baths:	1.0

City of Batavia



**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:	\$ 144,000
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



**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:	\$ 159,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,056
Sale Price/SFLA:	\$ 160.98
Number Bedrooms:	3
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:	\$ 122,000
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 South Lyon St
180200 84.039-1-20**

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	7/24/2023
Sale Price:	\$ 119,000
Prelim 2025 Land Asmt:	\$ 8,500
Prelim 2025 Asmt:	\$ 125,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,144
Sale Price/SFLA:	\$ 104.02
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 122,000
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



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	8/31/2023
Sale Price:	\$ 100,000
Prelim 2025 Land Asmt:	\$ 7,700
Prelim 2025 Asmt:	\$ 114,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,199
Sale Price/SFLA:	\$ 83.40
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



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:	\$ 163,000
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



252 Swan St
180200 84.019-3-37

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	4/18/2023
Sale Price:	\$ 123,800
Prelim 2025 Land Asmt:	\$ 24,200
Prelim 2025 Asmt:	\$ 132,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,235
Sale Price/SFLA:	\$ 100.24
Number Bedrooms:	2
Number Baths:	1.0



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:	\$ 105,000
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

City of Batavia



**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:	\$ 163,000
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:	\$ 150,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	6/29/2023
Sale Price:	\$ 84,100
Prelim 2025 Land Asmt:	\$ 14,300
Prelim 2025 Asmt:	\$ 88,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,295
Sale Price/SFLA:	\$ 64.94
Number Bedrooms:	2
Number Baths:	1.5

City of Batavia



**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:	\$ 177,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	2/13/2023
Sale Price:	\$ 139,900
Prelim 2025 Land Asmt:	\$ 13,100
Prelim 2025 Asmt:	\$ 149,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1920
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,312
Sale Price/SFLA:	\$ 106.63
Number Bedrooms:	4
Number Baths:	1.0



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/24/2023
Sale Price:	\$ 160,000
Prelim 2025 Land Asmt:	\$ 15,800
Prelim 2025 Asmt:	\$ 164,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,312
Sale Price/SFLA:	\$ 121.95
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	4/11/2023
Sale Price:	\$ 91,500
Prelim 2025 Land Asmt:	\$ 7,800
Prelim 2025 Asmt:	\$ 101,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	1,320
Sale Price/SFLA:	\$ 69.32
Number Bedrooms:	3
Number Baths:	1.5



**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:	\$ 197,000
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:	\$ 124,000
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

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	9/6/2023
Sale Price:	\$ 185,000
Prelim 2025 Land Asmt:	\$ 10,600
Prelim 2025 Asmt:	\$ 207,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,396
Sale Price/SFLA:	\$ 132.52
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 105,000
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:	\$ 138,000
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

City of Batavia



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

Neighborhood: 500
Property Class: 210 - 1 Family Res
Sale Date: 4/24/2023
Sale Price: \$ 120,000
Prelim 2025 Land Asmt: \$ 11,700
Prelim 2025 Asmt: \$ 128,000
Building Style: Old Style
Exterior Wall: Alum/vinyl
Year Built: 1880
Basement Type: Full
Grade: Average
Condition: Normal
SFLA: 1,441
Sale Price/SFLA: \$ 83.28
Number Bedrooms: 3
Number Baths: 1.0



**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: \$ 128,000
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



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

Neighborhood: 500
Property Class: 220 - 2 Family Res
Sale Date: 4/19/2023
Sale Price: \$ 65,000
Prelim 2025 Land Asmt: \$ 11,500
Prelim 2025 Asmt: \$ 99,000
Building Style: Old Style
Exterior Wall: Alum/vinyl
Year Built: 1900
Basement Type: Full
Grade: Average
Condition: Poor
SFLA: 1,442
Sale Price/SFLA: \$ 45.08
Number Bedrooms: 3
Number Baths: 2.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/22/2023
Sale Price:	\$ 173,000
Prelim 2025 Land Asmt:	\$ 15,300
Prelim 2025 Asmt:	\$ 197,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1918
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,500
Sale Price/SFLA:	\$ 115.33
Number Bedrooms:	4
Number Baths:	1.0



**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:	\$ 78,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	7/19/2023
Sale Price:	\$ 95,000
Prelim 2025 Land Asmt:	\$ 8,800
Prelim 2025 Asmt:	\$ 104,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,576
Sale Price/SFLA:	\$ 60.28
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



**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:	\$ 79,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	1/10/2023
Sale Price:	\$ 78,000
Prelim 2025 Land Asmt:	\$ 8,700
Prelim 2025 Asmt:	\$ 99,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,613
Sale Price/SFLA:	\$ 48.36
Number Bedrooms:	3
Number Baths:	2.0



**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:	\$ 99,000
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:	\$ 158,000
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:	\$ 122,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	8/30/2023
Sale Price:	\$ 139,000
Prelim 2025 Land Asmt:	\$ 9,000
Prelim 2025 Asmt:	\$ 143,000
Building Style:	Old Style
Exterior Wall:	Stone
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,664
Sale Price/SFLA:	\$ 83.53
Number Bedrooms:	5
Number Baths:	1.5

City of Batavia



**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:	\$ 112,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
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:	\$ 122,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	11/1/2023
Sale Price:	\$ 178,000
Prelim 2025 Land Asmt:	\$ 10,900
Prelim 2025 Asmt:	\$ 190,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1915
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,710
Sale Price/SFLA:	\$ 104.09
Number Bedrooms:	4
Number Baths:	1.5

City of Batavia



**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:	\$ 169,000
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



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	11/1/2023
Sale Price:	\$ 95,000
Prelim 2025 Land Asmt:	\$ 14,300
Prelim 2025 Asmt:	\$ 99,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,717
Sale Price/SFLA:	\$ 55.33
Number Bedrooms:	3
Number Baths:	2.0



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	11/30/2023
Sale Price:	\$ 96,000
Prelim 2025 Land Asmt:	\$ 6,900
Prelim 2025 Asmt:	\$ 85,400
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,760
Sale Price/SFLA:	\$ 54.55
Number Bedrooms:	5
Number Baths:	2.0

City of Batavia



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	12/18/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 15,000
Prelim 2025 Asmt:	\$ 146,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,760
Sale Price/SFLA:	\$ 73.86
Number Bedrooms:	3
Number Baths:	2.0



**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:	\$ 152,000
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



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	11/21/2023
Sale Price:	\$ 105,000
Prelim 2025 Land Asmt:	\$ 7,700
Prelim 2025 Asmt:	\$ 113,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,772
Sale Price/SFLA:	\$ 59.26
Number Bedrooms:	4
Number Baths:	2.0

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:	\$ 161,500
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/27/2023
Sale Price:	\$ 155,000
Prelim 2025 Land Asmt:	\$ 19,300
Prelim 2025 Asmt:	\$ 162,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1912
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,920
Sale Price/SFLA:	\$ 80.73
Number Bedrooms:	4
Number Baths:	1.5



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	7/31/2023
Sale Price:	\$ 82,500
Prelim 2025 Land Asmt:	\$ 8,700
Prelim 2025 Asmt:	\$ 84,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,936
Sale Price/SFLA:	\$ 42.61
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	5/24/2023
Sale Price:	\$ 109,900
Prelim 2025 Land Asmt:	\$ 15,400
Prelim 2025 Asmt:	\$ 116,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,936
Sale Price/SFLA:	\$ 56.77
Number Bedrooms:	3
Number Baths:	2.0



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	8/31/2023
Sale Price:	\$ 105,000
Prelim 2025 Land Asmt:	\$ 14,600
Prelim 2025 Asmt:	\$ 128,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,946
Sale Price/SFLA:	\$ 53.96
Number Bedrooms:	3
Number Baths:	2.0



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	7/31/2023
Sale Price:	\$ 75,000
Prelim 2025 Land Asmt:	\$ 8,600
Prelim 2025 Asmt:	\$ 97,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,954
Sale Price/SFLA:	\$ 38.38
Number Bedrooms:	3
Number Baths:	2.0

City of Batavia



**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:	\$ 92,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,992
Sale Price/SFLA:	\$ 55.22
Number Bedrooms:	5
Number Baths:	2.0



**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:	\$ 180,500
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1878
Basement Type:	Full
Grade:	Average
Condition:	Fair
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:	\$ 116,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,008
Sale Price/SFLA:	\$ 42.83
Number Bedrooms:	4
Number Baths:	3.0

City of Batavia



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	11/17/2023
Sale Price:	\$ 75,000
Prelim 2025 Land Asmt:	\$ 10,600
Prelim 2025 Asmt:	\$ 89,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,016
Sale Price/SFLA:	\$ 37.20
Number Bedrooms:	4
Number Baths:	2.0



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	10/19/2023
Sale Price:	\$ 115,000
Prelim 2025 Land Asmt:	\$ 9,700
Prelim 2025 Asmt:	\$ 121,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,024
Sale Price/SFLA:	\$ 56.82
Number Bedrooms:	4
Number Baths:	1.0



**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:	\$ 153,000
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

City of Batavia



16 Walnut St
180200 84.048-1-44

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	1/12/2023
Sale Price:	\$ 85,000
Prelim 2025 Land Asmt:	\$ 12,200
Prelim 2025 Asmt:	\$ 93,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	2,090
Sale Price/SFLA:	\$ 40.67
Number Bedrooms:	3
Number Baths:	2.0



132 Liberty St
180200 84.066-1-19

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	10/6/2023
Sale Price:	\$ 105,000
Prelim 2025 Land Asmt:	\$ 14,700
Prelim 2025 Asmt:	\$ 122,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1890
Basement Type:	Partial
Grade:	Average
Condition:	Poor
SFLA:	2,112
Sale Price/SFLA:	\$ 49.72
Number Bedrooms:	4
Number Baths:	2.0



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:	\$ 138,000
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

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:	\$ 223,000
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:	\$ 101,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Partial
Grade:	Average
Condition:	Normal
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:	\$ 132,000
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



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

Neighborhood:	500
Property Class:	210 - 1 Family Res
Sale Date:	2/6/2023
Sale Price:	\$ 100,000
Prelim 2025 Land Asmt:	\$ 17,100
Prelim 2025 Asmt:	\$ 102,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1870
Basement Type:	Partial
Grade:	Economy
Condition:	Poor
SFLA:	2,569
Sale Price/SFLA:	\$ 38.93
Number Bedrooms:	5
Number Baths:	3.5



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	6/27/2023
Sale Price:	\$ 127,500
Prelim 2025 Land Asmt:	\$ 10,200
Prelim 2025 Asmt:	\$ 135,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,576
Sale Price/SFLA:	\$ 49.50
Number Bedrooms:	6
Number Baths:	2.5



**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:	\$ 113,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,614
Sale Price/SFLA:	\$ 18.36
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



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

Neighborhood:	500
Property Class:	220 - 2 Family Res
Sale Date:	6/26/2023
Sale Price:	\$ 118,500
Prelim 2025 Land Asmt:	\$ 17,000
Prelim 2025 Asmt:	\$ 144,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,936
Sale Price/SFLA:	\$ 40.36
Number Bedrooms:	5
Number Baths:	2.0



**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:	\$ 218,000
Building Style:	Duplex
Exterior Wall:	Wood
Year Built:	1965
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,280
Sale Price/SFLA:	\$ 73.25
Number Bedrooms:	6
Number Baths:	2.0

City of Batavia



**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:	\$ 119,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	865
Sale Price/SFLA:	\$ 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:	\$ 95,000
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



**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:	\$ 115,300
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,097
Sale Price/SFLA:	\$ 50.14
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**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:	\$ 105,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,162
Sale Price/SFLA:	\$ 34.42
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	5/3/2023
Sale Price:	\$ 139,900
Prelim 2025 Land Asmt:	\$ 11,800
Prelim 2025 Asmt:	\$ 143,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,232
Sale Price/SFLA:	\$ 113.56
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 79,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,232
Sale Price/SFLA:	\$ 40.58
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



**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:	\$ 77,000
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



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

Neighborhood:	600
Property Class:	220 - 2 Family Res
Sale Date:	12/27/2023
Sale Price:	\$ 65,000
Prelim 2025 Land Asmt:	\$ 10,700
Prelim 2025 Asmt:	\$ 59,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Partial
Grade:	Average
Condition:	Fair
SFLA:	1,240
Sale Price/SFLA:	\$ 52.42
Number Bedrooms:	2
Number Baths:	2.0



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	7/13/2023
Sale Price:	\$ 129,000
Prelim 2025 Land Asmt:	\$ 11,300
Prelim 2025 Asmt:	\$ 135,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,268
Sale Price/SFLA:	\$ 101.74
Number Bedrooms:	5
Number Baths:	2.0

City of Batavia



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	11/14/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 3,800
Prelim 2025 Asmt:	\$ 133,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,350
Sale Price/SFLA:	\$ 96.30
Number Bedrooms:	5
Number Baths:	1.0



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	7/28/2023
Sale Price:	\$ 90,000
Prelim 2025 Land Asmt:	\$ 9,900
Prelim 2025 Asmt:	\$ 91,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,352
Sale Price/SFLA:	\$ 66.57
Number Bedrooms:	2
Number Baths:	1.0



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

Neighborhood:	600
Property Class:	220 - 2 Family Res
Sale Date:	11/21/2023
Sale Price:	\$ 110,000
Prelim 2025 Land Asmt:	\$ 15,100
Prelim 2025 Asmt:	\$ 114,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,368
Sale Price/SFLA:	\$ 80.41
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



452 Ellicott St
180200 84.020-2-4.1

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	4/6/2023
Sale Price:	\$ 155,000
Prelim 2025 Land Asmt:	\$ 14,200
Prelim 2025 Asmt:	\$ 160,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,428
Sale Price/SFLA:	\$ 108.54
Number Bedrooms:	3
Number Baths:	1.5



336 Ellicott St
180200 84.066-2-33

Neighborhood:	600
Property Class:	220 - 2 Family Res
Sale Date:	6/28/2023
Sale Price:	\$ 122,000
Prelim 2025 Land Asmt:	\$ 17,400
Prelim 2025 Asmt:	\$ 126,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,506
Sale Price/SFLA:	\$ 81.01
Number Bedrooms:	2
Number Baths:	2.0



416 Ellicott St
180200 84.074-2-8

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	1/11/2023
Sale Price:	\$ 133,900
Prelim 2025 Land Asmt:	\$ 13,300
Prelim 2025 Asmt:	\$ 120,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,564
Sale Price/SFLA:	\$ 85.61
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia

Image
Not
Found

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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	11/14/2023
Sale Price:	\$ 155,000
Prelim 2025 Land Asmt:	\$ 6,200
Prelim 2025 Asmt:	\$ 162,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,568
Sale Price/SFLA:	\$ 98.85
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	600
Property Class:	220 - 2 Family Res
Sale Date:	11/30/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 21,700
Prelim 2025 Asmt:	\$ 153,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,616
Sale Price/SFLA:	\$ 80.45
Number Bedrooms:	3
Number Baths:	2.0



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	11/30/2023
Sale Price:	\$ 175,000
Prelim 2025 Land Asmt:	\$ 16,800
Prelim 2025 Asmt:	\$ 175,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1890
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,624
Sale Price/SFLA:	\$ 107.76
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



**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:	\$ 62,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,636
Sale Price/SFLA:	\$ 13.45
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 62,000
Building Style:	Old Style
Exterior Wall:	Composition
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,636
Sale Price/SFLA:	\$ 22.62
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	600
Property Class:	210 - 1 Family Res
Sale Date:	11/21/2023
Sale Price:	\$ 75,000
Prelim 2025 Land Asmt:	\$ 13,100
Prelim 2025 Asmt:	\$ 78,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1870
Basement Type:	Full
Grade:	Economy
Condition:	Poor
SFLA:	1,648
Sale Price/SFLA:	\$ 45.51
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



**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:	\$ 120,000
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



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

Neighborhood:	600
Property Class:	230 - 3 Family Res
Sale Date:	12/21/2023
Sale Price:	\$ 200,000
Prelim 2025 Land Asmt:	\$ 14,700
Prelim 2025 Asmt:	\$ 144,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	3,030
Sale Price/SFLA:	\$ 66.01
Number Bedrooms:	6
Number Baths:	3.0

City of Batavia



**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:	\$ 143,000
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



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	7/21/2023
Sale Price:	\$ 199,900
Prelim 2025 Land Asmt:	\$ 15,800
Prelim 2025 Asmt:	\$ 207,000
Building Style:	Cape Cod
Exterior Wall:	Alum/vinyl
Year Built:	1950
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,097
Sale Price/SFLA:	\$ 182.22
Number Bedrooms:	2
Number Baths:	1.0



**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:	\$ 158,000
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

City of Batavia



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	8/9/2023
Sale Price:	\$ 130,000
Prelim 2025 Land Asmt:	\$ 14,700
Prelim 2025 Asmt:	\$ 142,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	911
Sale Price/SFLA:	\$ 142.70
Number Bedrooms:	1
Number Baths:	1.0



**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:	\$ 75,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	990
Sale Price/SFLA:	\$ 40.40
Number Bedrooms:	3
Number Baths:	1.0



**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:	\$ 75,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	990
Sale Price/SFLA:	\$ 65.66
Number Bedrooms:	3
Number Baths:	1.0

City of Batavia



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	1/11/2023
Sale Price:	\$ 60,000
Prelim 2025 Land Asmt:	\$ 7,000
Prelim 2025 Asmt:	\$ 80,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,080
Sale Price/SFLA:	\$ 55.56
Number Bedrooms:	4
Number Baths:	1.0



**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:	\$ 156,000
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



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	4/27/2023
Sale Price:	\$ 90,000
Prelim 2025 Land Asmt:	\$ 12,200
Prelim 2025 Asmt:	\$ 97,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1930
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	1,158
Sale Price/SFLA:	\$ 77.72
Number Bedrooms:	3
Number Baths:	1.5

City of Batavia



**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:	\$ 72,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	1,192
Sale Price/SFLA:	\$ 50.34
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	9/18/2023
Sale Price:	\$ 135,000
Prelim 2025 Land Asmt:	\$ 16,800
Prelim 2025 Asmt:	\$ 142,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1910
Basement Type:	Full
Grade:	Average
Condition:	Good
SFLA:	1,296
Sale Price/SFLA:	\$ 104.17
Number Bedrooms:	3
Number Baths:	1.0



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	8/14/2023
Sale Price:	\$ 38,000
Prelim 2025 Land Asmt:	\$ 10,300
Prelim 2025 Asmt:	\$ 79,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,304
Sale Price/SFLA:	\$ 29.14
Number Bedrooms:	4
Number Baths:	1.0

City of Batavia



**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:	\$ 161,000
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



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	9/22/2023
Sale Price:	\$ 85,000
Prelim 2025 Land Asmt:	\$ 10,100
Prelim 2025 Asmt:	\$ 110,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1870
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,380
Sale Price/SFLA:	\$ 61.59
Number Bedrooms:	3
Number Baths:	1.5



**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:	\$ 127,000
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:	\$ 134,000
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:	\$ 189,400
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:	\$ 129,400
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



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

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	9/29/2023
Sale Price:	\$ 51,000
Prelim 2025 Land Asmt:	\$ 8,300
Prelim 2025 Asmt:	\$ 58,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1880
Basement Type:	Full
Grade:	Economy
Condition:	Poor
SFLA:	1,512
Sale Price/SFLA:	\$ 33.73
Number Bedrooms:	5
Number Baths:	2.0



**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:	\$ 156,000
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



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

Neighborhood:	700
Property Class:	220 - 2 Family Res
Sale Date:	9/29/2023
Sale Price:	\$ 51,000
Prelim 2025 Land Asmt:	\$ 10,900
Prelim 2025 Asmt:	\$ 66,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1875
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	1,717
Sale Price/SFLA:	\$ 29.70
Number Bedrooms:	2
Number Baths:	2.0

City of Batavia



**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:	\$ 143,000
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:	\$ 110,000
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:	\$ 151,000
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



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

Neighborhood:	700
Property Class:	220 - 2 Family Res
Sale Date:	5/24/2023
Sale Price:	\$ 84,000
Prelim 2025 Land Asmt:	\$ 9,300
Prelim 2025 Asmt:	\$ 103,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1880
Basement Type:	Full
Grade:	Average
Condition:	Poor
SFLA:	2,216
Sale Price/SFLA:	\$ 37.91
Number Bedrooms:	4
Number Baths:	2.0



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

Neighborhood:	700
Property Class:	220 - 2 Family Res
Sale Date:	9/12/2023
Sale Price:	\$ 90,000
Prelim 2025 Land Asmt:	\$ 12,600
Prelim 2025 Asmt:	\$ 108,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,258
Sale Price/SFLA:	\$ 39.86
Number Bedrooms:	4
Number Baths:	2.0



**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:	\$ 108,000
Building Style:	Old Style
Exterior Wall:	Alum/vinyl
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Fair
SFLA:	2,258
Sale Price/SFLA:	\$ 47.41
Number Bedrooms:	4
Number Baths:	2.0

City of Batavia



25 Ross St
180200 84.011-2-31

Neighborhood:	700
Property Class:	210 - 1 Family Res
Sale Date:	7/28/2023
Sale Price:	\$ 260,000
Prelim 2025 Land Asmt:	\$ 17,000
Prelim 2025 Asmt:	\$ 274,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1925
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,336
Sale Price/SFLA:	\$ 111.30
Number Bedrooms:	4
Number Baths:	2.0



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:	\$ 132,000
Building Style:	Old Style
Exterior Wall:	Wood
Year Built:	1900
Basement Type:	Full
Grade:	Average
Condition:	Normal
SFLA:	2,592
Sale Price/SFLA:	\$ 38.97
Number Bedrooms:	5
Number Baths:	2.0