

# CITY OF BATAVIA

## RESIDENTIAL VALID SALES WITH PHOTOS

Sorted by Neighborhood, Style, SFLA

ASSESSMENTS ARE AT MARKET VALUE

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

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

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

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

# Property Class Code Descriptions

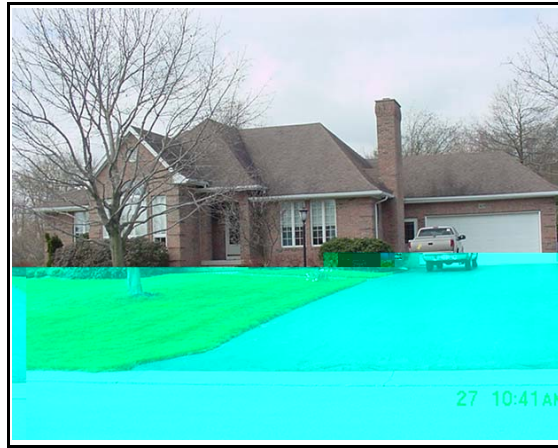
105	=	Agricultural Vacant Land (Productive)
110	=	Livestock and Product
111	=	Poultry Farm
112	=	Dairy Products: Milk, Butter, Cheese
113	=	Cattle, Calves, Hogs
114	=	Sheep Farm
116	=	Other Stock
117	=	Horse Farm
120	=	Field Crops
160	=	Berry/Other
170	=	Nursery and Greenhouse
210	=	One Family Home
215	=	One Family Home with Accessory Apartment
220	=	Two Family Home
230	=	Three Family Home
240	=	Rural Residence with Acreage
250	=	Estate
260	=	Seasonal Residence
270	=	Mobile Home
271	=	Multiple Mobile Homes
280	=	Residential - Multi-Purpose/Multi-Structure
281	=	Multiple Residences
283	=	Residence with Commercial Use

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

**City of Batavia**

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Found

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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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

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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



**City of Batavia**



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

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

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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



**38 Dellinger Ave**  
**180200 84.040-2-45**

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



**52 Union St**  
**180200 84.023-1-11**

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



**20 Lyon St**  
**180200 84.031-2-31**

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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

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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

**City of Batavia**

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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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

## City of Batavia



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

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



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

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



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

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

**City of Batavia**

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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



**City of Batavia**



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

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



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

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

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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

**City of Batavia**



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

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

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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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

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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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

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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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

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

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

## City of Batavia



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

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



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

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



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

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

***City of Batavia***



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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



## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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

## City of Batavia



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

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



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

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



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

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