

4400 Residential FF Value for 2024

Heights and Nutties Neighborhoods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
03-0520-0012-00-4	2479 IRVING DR	09/09/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$20,800	46.22	\$53,527	(\$5,613)	\$2,914	62.0	131.6	0.19	0.19	(\$91)	(\$30,016)	(\$0.69)	62.00	4400	3345/0093		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0530-0049-00-2	2430 BUTLER RD	06/07/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$29,300	22.03	\$124,007	\$12,518	\$3,525	75.0	131.0	0.23	0.23	\$167	\$55,389	\$1.27	75.00	4400	3376/2603		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0530-0065-00-8	710 WELLS AVE	11/18/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$30,600	27.57	\$109,627	\$7,586	\$6,213	132.2	98.8	0.30	0.30	\$57	\$25,287	\$0.58	132.20	4400	3392/2364		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0730-0021-01-1	932 BALDANZA AVE	05/20/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,600	44.00	\$88,330	\$4,678	\$3,008	64.0	125.0	0.18	0.18	\$73	\$25,424	\$0.58	64.00	4400	3329/0873		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0810-0059-00-2	306 BURTON ST	10/01/21	\$85,000	LC	03-ARM'S LENGTH	\$85,000	\$25,800	30.35	\$84,378	\$4,382	\$3,760	80.0	125.0	0.23	0.23	\$55	\$19,052	\$0.44	80.00	4400	UNRECORDED LC		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0810-0108-00-3	338 WALNUT ST	04/17/21	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$16,100	35.78	\$43,455	\$3,425	\$1,880	40.0	125.0	0.12	0.12	\$86	\$29,783	\$0.68	40.00	4400	3327/0276		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0810-0214-01-6	368 LINDEN ST	10/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,000	40.00	\$107,625	\$6,135	\$3,760	80.0	125.0	0.23	0.23	\$77	\$26,674	\$0.61	80.00	4400	3391/0074		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-0930-0118-00-0	385 ROLAND AVE	10/28/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$38,700	62.42	\$65,383	\$2,821	\$6,204	132.0	132.0	0.40	0.40	\$21	\$7,053	\$0.16	132.00	4400	3352/0523		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1020-0121-01-0	1921 HATCH ST	11/02/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$31,200	18.91	\$147,565	\$22,135	\$4,700	100.0	133.3	0.31	0.31	\$221	\$72,337	\$1.66	100.00	4400	3391/2348		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1020-0163-00-6	1060 N EUCLID AVE	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$29,400	21.00	\$140,932	\$2,781	\$3,713	79.0	125.0	0.23	0.23	\$35	\$12,251	\$0.28	79.00	4400	3387/2397		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1020-0229-01-5	2056 TAUBE AVE	07/28/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$22,600	24.30	\$86,406	\$11,294	\$4,700	100.0	132.0	0.30	0.30	\$113	\$37,274	\$0.86	100.00	4400	3381/1352		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1030-0025-00-0	1145 BEVERLY CT	11/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$21,300	20.68	\$93,662	\$12,957	\$3,619	77.0	134.0	0.24	0.24	\$168	\$54,671	\$1.26	77.00	4400	3391/2115		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1030-0029-00-5	1193 BEVERLY CT	10/26/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$24,300	29.67	\$83,029	\$2,490	\$3,619	77.0	134.0	0.24	0.24	\$32	\$10,506	\$0.24	77.00	4400	3391/0613		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1030-0033-00-2	1160 BEVERLY CT	05/28/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$22,900	40.18	\$56,114	\$4,411	\$3,525	75.0	134.0	0.23	0.23	\$59	\$19,095	\$0.44	75.00	4400	3330/2079		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1030-0043-00-8	2270 BEVERLY CT	10/01/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,900	35.87	\$73,351	\$5,315	\$3,666	78.0	135.0	0.24	0.24	\$68	\$21,963	\$0.50	78.00	4400	3347/3192		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1200-0010-00-3	581 CAMPBELL AVE	01/14/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,500	27.73	\$109,782	\$2,568	\$2,350	50.0	125.0	0.14	0.14	\$51	\$17,958	\$0.41	50.00	4400	3362/1267		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1240-0003-00-6	784 S CRYSTAL AVE	08/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,800	25.04	\$131,929	\$7,442	\$4,371	93.0	150.0	0.32	0.32	\$80	\$23,256	\$0.53	93.00	4400	3384/1762		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1360-0050-00-5	197 FREDERICK ST	05/26/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$16,000	59.26	\$37,613	(\$7,511)	\$3,102	66.0	124.0	0.19	0.19	(\$114)	(\$39,952)	(\$0.92)	66.00	4400	3378/3042		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1400-0012-00-9	1096 LOUIS DR	05/10/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$40,100	35.33	\$110,106	\$7,624	\$4,230	90.0	115.8	0.24	0.24	\$85	\$31,900	\$0.73	90.00	4400	3328/2552		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1500-0003-00-6	1717 HOPE WAY	08/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,700	39.79	\$145,068	\$3,457	\$3,525	75.0	143.0	0.25	0.25	\$46	\$14,053	\$0.32	75.00	4400	3383/2934		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-1950-0088-02-0	351 FELTON	11/16/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$58,300	72.97	\$78,750	\$5,643	\$4,493	95.6	227.8	0.50	0.50	\$59	\$11,286	\$0.26	95.60	4400	3392/3195		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2230-0026-02-1	457 CRYSTAL AVE	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,100	44.10	\$108,306	\$3,068	\$11,374	242.0	139.5	0.78	0.78	\$13	\$3,959	\$0.09	242.00	4400	3379/2648		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2450-0045-01-4	971 RAMONA AVE	04/14/22	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$34,100	39.88	\$84,645	\$7,905	\$7,050	150.0	100.0	0.34	0.34	\$53	\$22,980	\$0.53	150.00	4400	3371/2400		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2450-0047-00-9	987 RAMONA AVE	11/03/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$19,700	29.40	\$65,949	\$3,401	\$2,350	50.0	100.0	0.12	0.12	\$68	\$29,574	\$0.68	50.00	4400	3352/2169		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2600-0040-00-1	2157 WILLIAM ST	01/13/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,600	51.50	\$44,346	(\$1,996)	\$2,350	50.0	126.0	0.15	0.15	(\$40)	(\$13,766)	(\$0.32)	50.00	4400	3360/2213		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2700-0011-00-7	811 ALLEN DR	03/03/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$21,600	26.67	\$80,137	\$4,036	\$3,173	67.5	140.0	0.22	0.22	\$60	\$18,599	\$0.43	67.50	4400	3400/0361		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-2700-0017-00-5	808 ALLEN DR	07/22/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$28,900	51.61	\$61,989	(\$2,725)	\$3,173	67.5	140.0	0.22	0.22	(\$40)	(\$12,558)	(\$0.29)	67.50	4400	3339/0136		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-4530-0037-00-6	999 HIGHLAND AVE	08/30/21	\$2,900	QC	03-ARM'S LENGTH	\$2,900	\$1,000	34.48	\$2,068	\$2,900	\$2,068	44.0	125.0	0.13	0.13	\$66	\$23,016	\$0.53	44.00	4400	3342/0159		4400 HEIGHTS AND NUTTIES	402	4400 HTS/NUTS
03-4540-0051-00-6	143 CHESTNUT ST	08/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$22,000	33.85	\$64,135	\$3,215	\$2,350	50.0	125.0	0.14	0.14	\$64	\$22,483	\$0.52	50.00	4400	3383/2072		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-4540-0061-00-1	150 BURTON ST	09/23/21	\$32,000	LC	03-ARM'S LENGTH	\$32,000	\$20,800	65.00	\$43,211	(\$8,861)	\$2,350	50.0	125.0	0.14	0.14	(\$177)	(\$61,965)	(\$1.42)	50.00	4400	3345/2239		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-4980-0062-00-2	927 WAUCEDAHA AVE	03/02/22	\$2,000	OTH	03-ARM'S LENGTH	\$2,000	\$1,400	70.00	\$2,820	\$2,000	\$2,820	60.0	133.0	0.18	0.18	\$33	\$10,929	\$0.25	60.00	4400	3366/0152		4400 HEIGHTS AND NUTTIES	402	4400 HTS/NUTS
03-5000-0002-00-0	1655 TERRITORIAL RD	05/14/21	\$118,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$118,500	\$23,400	19.75	\$96,638	\$27,502	\$5,640	120.0	245.4	0.34	0.17	\$229	\$81,367	\$1.87	120.00	4400	3328/1158	03-5000-0001-00-3	4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-5000-0005-01-7	550 N CRYSTAL AVE	04/13/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,800	62.29	\$49,202	(\$9,502)	\$4,700	100.0	120.0	0.28	0.28	(\$95)	(\$34,553)	(\$0.79)	100.00	4400	3372/1247		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-5000-0039-00-1	540 MIDWAY DR	07/02/21	\$40,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$9,100	22.75	\$51,839	(\$7,139)	\$4,700	100.0	240.0	0.28	0.14	(\$71)	(\$25,866)	(\$0.59)	100.00	4400	3337/0105	03-5000-0040-00-9	4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-5000-0069-00-7	566 BRIDGMAN AVE	06/02/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,800	69.33	\$43,270	(\$10,920)	\$2,350	50.0	117.8	0.14	0.14	(\$218)	(\$80,889)	(\$1.86)	50.00	4400	3376/1361		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-5730-0050-00-1	2054 ORCHARD DR	01/10/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,400	50.80	\$54,693	(\$1,268)	\$3,525	75.0	135.0	0.23	0.23	(\$17)	(\$5,466)	(\$0.13)	75.00	4400	3361/1927		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-6790-0033-01-6	1664 KAY DR	06/30/22	\$115,805	WD	03-ARM'S LENGTH	\$115,805	\$64,900	56.04	\$113,258	\$9,661	\$7,144	152.0	132.0	0.46	0.46	\$64	\$20,957	\$0.48	152.00	4400	3381/0713		4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-6900-0024-00-6	1079 HALL ST	09/10/21	\$65,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$15,600	24.00	\$52,181	\$17,731	\$4,912	104.5	256.0	0.31	0.15	\$170	\$57,756	\$1.33	104.50	4400	3345/1798	03-6900-0025-00-2	4400 HEIGHTS AND NUTTIES	401	4400 HTS/NUTS
03-6940-0008-00-0	950 DAVAR ST	03/10/23	\$99,900	WD																					