

# 4700 Residential FF Value for 2024

## Fairplain South

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	Effec. 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
03-0031-0018-08-1	COLFAX AVE	11/09/21	\$8,000	QC	03-ARM'S LENGTH	\$8,000	\$4,300	53.75	\$9,016	\$8,000	\$8,820	98.0	330.0	0.74	0.74	\$82	\$10,782	\$0.25	98.00	4700	3353/0151		4700 FAIRPLAIN SOUTH	402	FAIRPLAIN SOUTH
03-0031-0029-02-4	345 ELMSTIDE RD	10/03/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,100	46.74	\$135,141	\$7,437	\$7,578	82.4	200.0	0.38	0.38	\$90	\$19,675	\$0.45	82.37	4700	3389/0502		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0031-0048-06-1	519 NICKERSON AVE	12/29/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$79,000	38.26	\$202,166	\$6,763	\$2,323	111.0	196.8	0.50	0.50	\$61	\$13,499	\$0.31	111.00	4700	3396/2957		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0106-0006-01-1	2768 SOMERLEYTON RD	03/18/22	\$188,900	WD	03-ARM'S LENGTH	\$188,900	\$44,000	23.29	\$189,543	\$8,557	\$9,200	100.0	165.0	0.38	0.38	\$86	\$22,578	\$0.52	100.00	4700	3369/0144		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0106-0006-02-0	2780 SOMERLEYTON RD	01/12/22	\$114,050	WD	03-ARM'S LENGTH	\$114,050	\$42,000	36.83	\$113,074	\$3,304	\$2,225	103.1	200.0	0.48	0.48	\$32	\$6,883	\$0.16	0.00	4700	3360/3114		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0770-0023-00-5	271 ELMSTIDE RD	09/23/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,200	38.29	\$152,245	\$4,815	\$5,060	55.0	127.0	0.16	0.16	\$88	\$30,094	\$0.69	55.00	4700	3386/3060		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0830-0006-01-0	119 NICKERSON AVE	05/16/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$82,000	36.94	\$219,933	\$3,653	\$1,516	84.9	0.0	0.33	0.33	\$43	\$11,171	\$0.26	0.00	4700	3375/2583		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0830-0010-00-8	125 NICKERSON AVE	06/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,300	38.15	\$201,404	\$5,429	\$6,833	74.3	136.6	0.23	0.23	\$73	\$23,300	\$0.53	74.27	4700	3378/2680		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0830-0042-00-7	183 NICKERSON AVE	03/06/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,200	40.62	\$195,683	\$7,965	\$8,648	94.0	112.0	0.24	0.24	\$85	\$32,913	\$0.76	94.00	4700	3400/1035		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-0830-0061-00-1	337 KUBLICK DR	04/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$79,400	45.37	\$176,742	\$6,262	\$8,004	87.0	118.2	0.24	0.24	\$72	\$26,534	\$0.61	87.00	4700	3326/0279		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-1580-0001-01-0	2034 UNION AVE	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,500	49.13	\$118,059	\$9,067	\$12,126	131.8	143.0	0.43	0.43	\$69	\$20,940	\$0.48	131.80	4700	3376/0821		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-1580-0016-00-9	564 E DELAWARE AVE	05/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,200	41.47	\$154,783	\$4,623	\$5,520	60.0	132.0	0.18	0.18	\$77	\$25,401	\$0.58	60.00	4700	3327/2144		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-1580-0017-00-5	552 E DELAWARE AVE	07/20/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,100	33.74	\$187,383	\$8,137	\$5,520	60.0	132.0	0.18	0.18	\$136	\$44,709	\$1.03	60.00	4700	3381/1400		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2350-0031-00-9	586 ELOISE DR	01/26/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$67,800	38.09	\$177,975	\$7,017	\$6,992	76.0	132.0	0.23	0.23	\$92	\$30,509	\$0.70	76.00	4700	3397/2913		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2350-0032-00-5	574 ELOISE DR	01/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,000	34.57	\$176,886	\$5,106	\$6,992	76.0	132.0	0.23	0.23	\$62	\$22,200	\$0.51	76.00	4700	3396/1749		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2350-0042-00-1	533 ELOISE DR	04/20/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,200	46.67	\$146,151	\$4,841	\$6,992	76.0	132.2	0.23	0.23	\$64	\$20,957	\$0.48	76.00	4700	3324/1272		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2350-0044-00-3	559 ELOISE DR	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,600	36.80	\$203,785	\$3,207	\$6,992	76.0	132.0	0.23	0.23	\$42	\$13,943	\$0.32	76.00	4700	3379/2655		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2350-0047-00-2	607 ELOISE DR	04/27/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,700	45.20	\$153,384	\$7,540	\$8,924	97.0	137.0	0.31	0.31	\$78	\$24,721	\$0.57	97.00	4700	3374/1907		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2360-0066-00-4	426 ELOISE DR	08/25/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$61,400	36.66	\$168,648	\$5,844	\$6,992	76.0	132.0	0.23	0.23	\$77	\$25,409	\$0.58	76.00	4700	3341/2330		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-2360-0069-00-3	380 ELOISE DR	02/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$88,400	58.93	\$151,048	\$5,944	\$6,992	76.0	132.0	0.23	0.23	\$78	\$25,843	\$0.59	76.00	4700	3364/0378		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-4600-0009-00-7	1859 BROADWAY AVE	04/08/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$43,100	26.95	\$150,447	\$16,997	\$7,544	82.0	131.9	0.25	0.25	\$207	\$68,536	\$1.57	82.00	4700	3370/3300		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-4800-0020-00-3	598 MANORWOOD CIRC	04/13/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$82,500	38.19	\$217,106	\$7,077	\$8,183	89.0	155.4	0.32	0.32	\$80	\$22,325	\$0.51	88.95	4700	3371/0825		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-4950-0008-00-6	201 ELOISE DR	07/22/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$85,300	45.86	\$189,551	\$4,729	\$8,280	90.0	149.1	0.31	0.31	\$53	\$15,354	\$0.35	90.00	4700	3381/2099		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-4950-0011-00-7	161 ELOISE DR	04/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,700	36.35	\$201,250	\$5,650	\$6,900	75.0	149.3	0.26	0.26	\$75	\$21,984	\$0.50	75.00	4700	3372/2192		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-4950-0012-00-3	149 ELOISE DR	04/12/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$63,700	38.14	\$166,783	\$7,117	\$6,750	75.0	149.3	0.26	0.26	\$95	\$27,693	\$0.64	75.00	4700	3323/0065		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5300-0007-00-1	1790 W OGDEN AVE	11/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,600	38.45	\$154,427	\$7,197	\$6,624	72.0	135.0	0.22	0.22	\$100	\$32,274	\$0.74	72.00	4700	3355/2045		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5300-0033-00-1	1864 E OGDEN AVE	04/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,400	32.23	\$177,336	\$4,656	\$6,992	76.0	132.0	0.23	0.23	\$61	\$20,243	\$0.46	76.00	4700	3372/2994		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5300-0038-00-3	1887 E OGDEN AVE	10/21/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$74,100	44.64	\$164,716	\$7,172	\$5,888	64.0	151.0	0.22	0.22	\$112	\$32,306	\$0.74	64.00	4700	3350/1321		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5300-0045-00-0	1805 E OGDEN AVE	09/10/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$49,100	29.58	\$166,350	\$6,274	\$6,624	72.0	133.0	0.22	0.22	\$87	\$28,518	\$0.65	72.00	4700	3344/0617		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5350-0020-00-3	1792 NEWMAN TERR	09/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,300	29.35	\$189,950	\$3,790	\$8,740	95.0	131.8	0.29	0.29	\$40	\$13,206	\$0.30	95.00	4700	3343/0970		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-5400-0001-00-9	297 NICKERSON AVE	10/07/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$96,900	40.39	\$240,622	\$12,066	\$12,788	139.0	158.0	0.50	0.50	\$87	\$23,940	\$0.55	139.00	4700	3390/3262		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-6700-0011-00-9	2128 LINDA LN	04/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,500	33.21	\$142,372	\$5,908	\$8,280	90.0	147.5	0.31	0.31	\$66	\$19,370	\$0.44	90.00	4700	3371/0899		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-6700-0028-00-9	2155 LINDA LN	09/17/21	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$67,600	31.74	\$218,054	\$3,226	\$8,280	90.0	142.0	0.29	0.29	\$36	\$11,010	\$0.25	90.00	4700	3347/2033		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-6760-0002-00-3	460 KUBLICK DR	05/28/21	\$179,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$179,000	\$66,400	37.09	\$180,792	\$18,816	\$20,608	224.0	229.0	0.56	0.29	\$84	\$33,720	\$0.77	224.00	4700	3331/1906	03-6770-0022-00-1	4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-6760-0009-00-8	2180 OGDEN AVE	01/10/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$79,500	33.54	\$241,336	\$4,864	\$9,200	100.0	139.0	0.32	0.32	\$49	\$15,248	\$0.35	100.00	4700	3361/0161		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-6760-0018-00-7	2137 OGDEN AVE	11/18/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$78,200	38.91	\$204,869	\$5,331	\$9,200	100.0	119.1	0.27	0.27	\$53	\$19,527	\$0.45	100.00	4700	3393/2427		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-7340-0004-00-1	1748 SMYERS DR	09/28/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,100	36.09	\$164,978	\$3,014	\$6,992	76.0	132.1	0.23	0.23	\$40	\$13,048	\$0.30	76.00	4700	3346/3170		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-7450-0018-00-6	118 NICKERSON AVE	12/22/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$96,800	41.55	\$236,086	\$7,050	\$10,056	109.3	230.0	0.58	0.58	\$65	\$12,218	\$0.28	109.30	4700	3357/3371		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-7450-0019-00-2	2125 COLFAX AVE	05/26/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$224,402	\$11,826	\$11,228	122.0	143.3	0.40	0.40	\$97	\$29,418	\$0.68	122.04	4700	3376/2272		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-8280-0011-00-6	229 MESSNER DR	01/20/23	\$144,500	OTH	03-ARM'S LENGTH	\$144,500	\$56,700	39.24	\$128,475	\$21,545	\$5,520	60.0	134.0	0.19	0.19	\$359	\$116,459	\$2.67	60.00	4700	3397/2567		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-8280-0019-00-7	286 MESSNER DR	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$167,184	\$3,336	\$5,520	60.0	127.4	0.18	0.18	\$56	\$19,063	\$0.44	60.00	4700	3361/1925		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-8280-0029-00-2	174 MESSNER DR	09/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,500	35.00	\$150,631	\$4,889	\$5,520	60.0	127.4	0.18	0.18	\$81	\$27,937	\$0.64	60.00	4700	3346/0701		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH
03-9320-0021-00-0	2463 VIRGINIA AVE	01/05/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,800	39.86	\$145,658	\$5,543	\$6,201	67.4	148.4	0.23	0.23	\$82	\$24,100	\$0.55	67.40	4700	3360/1512		4700 FAIRPLAIN SOUTH	401	FAIRPLAIN SOUTH