

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$325,000	10/14/2022
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	5,921	19,602	1956	OFC BLDG	

OWNER INFORMATION			
Owner Name	170 East Ave LLC	Tax Billing Address	140 North St
Owner Name 2		Tax Billing City & State	Buffalo, NY
Do Not Mail		Tax Billing Zip	14201
Owner Occupied	No	Tax Billing Zip+4	

COMMUNITY INSIGHTS			
Median Home Value	\$184,488	School District	LOCKPORT CITY SCHOOL DISTRICT
Median Home Value Rating	2 / 10	Family Friendly Score	25 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	15 / 100	Walkable Score	90 / 100
Total Incidents (1 yr)	151	Q1 Home Price Forecast	\$185,640
Standardized Test Rank	37 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION			
School District	290900	Zoning	R3
School District Name	Lockport	Assessment District	
Subdivision	Holland Land Companys	Location Influence	
Township	Lockport	Most Hazardous Flood Zone	X
Village		Flood Zone Date	09/17/2010
Census Tract	238.00	Flood Zone Panel	36063C0241E
Carrier Route	C018		

TAX INFORMATION			
Tax ID	290900-109-056-0001-012-000	% Improved	87%
Alt. Tax ID		SWIS Code	290900
Lot #	12	Tax Appraisal Area	0900
Block #	1		
Legal Description			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$365,000	\$365,000	\$365,000
Assessed Value - Land	\$47,500	\$47,500	\$47,500
Assessed Value - Improved	\$317,500	\$317,500	\$317,500
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$365,000	\$365,000	\$365,000
Market Value - Land	\$47,500	\$47,500	\$47,500
Market Value - Improved	\$317,500	\$317,500	\$317,500
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

CHARACTERISTICS			
Land Use - State	Office Building	Full Baths	
Land Use - CoreLogic	Office Building	Half Baths	
Lot Acres	0.45	Total Rooms	
Lot Sq Ft	19,602	Basement Type	
Lot Frontage	66	Basement Sq Ft	
Lot Depth	302.66	Finished Basement Sq Ft	
Total Units		Fireplaces	
Total Buildings	1	Heat Type	
Building Type	Office	Heat Fuel Type	
Parking Type		Cooling Type	

No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type		Other Rooms	
Garage Capacity		Exterior	
Garage Sq Ft		Condition	Average
Style		Quality	
Stories	MLS: 1	Patio Type	
Year Built	MLS: 1956	Patio/Deck 1 Sq Ft	
Effective Year Built		Patio/Deck 2 Sq Ft	
Building Sq Ft	5,921	Porch	Covered Porch
Above Grade Sq Ft		Porch 1 Sq Ft	
Ground Floor Sq Ft		Pool	
2nd Floor Sq Ft		Pool Size	
Gross Sq Ft	5,921	Water	Commercial
Bedrooms		Sewer	Commercial
Total Baths		Area Above 3rd Floor	

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Asphalt Paving	S	8,800			1990
Shed-Machinery	S	320			1990

Feature Type	Value
Asphalt Paving	
Shed-Machinery	

Building Description	Building Size
E02	5,921

SELL SCORE			
Rating		Value As Of	2025-11-02 04:41:44
Sell Score			

ESTIMATED VALUE	
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(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	B1245284	MLS Orig. List Price	\$395,000
MLS Status	S-Closed/Rented	MLS Contingency Date	
MLS Area	LOCKPORT-CITY-290900	MLS Pending Date	10/01/2022
MLS D.O.M	786	MLS Sale Date	10/13/2022
MLS Status Change Date	10/20/2022	MLS Sale Price	\$325,000
MLS Listing Date	01/10/2020	MLS Withdrawn Date	
MLS Current List Price	\$395,000		

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Sale Date	
MLS Sale Price	
MLS Expiration Date	
MLS Withdrawn Dat	

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/19/2022	Owner Name 2	
Sale Date	Tax: 10/14/2022 MLS: 10/13/2022	Seller	Lockport Retail Group II LLC
Sale Price	\$325,000	Document Number	20433
Price Per Square Feet	\$54.89	Deed Type	Bargain & Sale Deed
Owner Name	170 East Ave LLC		

Recording Date	10/19/2022	10/15/2021	04/29/2014	12/28/1995
Sale/Settlement Date	10/14/2022	10/13/2021	04/25/2014	12/28/1995
Sale Price	\$325,000		\$1,590,100	
Nominal		Y		Y
Buyer Name	170 East Ave LLC	175 Walnut LLC	Lockport Retail Group II LLC	Ulrich Development Compan Y LI
Buyer Name 2				
Seller Name	Lockport Retail Group II LLC	Lockport Retail Group LLC	Ulrich Dev Co LLC	Ulrich David L
Document Number	20433	21859	6560	2625-164
Document Type	Bargain & Sale Deed	Bargain & Sale Deed	Warranty Deed	Warranty Deed

MORTGAGE HISTORY

Mortgage Date	10/19/2022	08/08/2019
Mortgage Amount	\$276,000	\$1,477,814
Mortgage Lender	Five Star Bk	M&T Bk
Mortgage Type	Conventional	Conventional

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated

