

# 157 Oakdale Rd

## Johnson City, NY 13790



### Robert Donnelly

CIPS, SRES

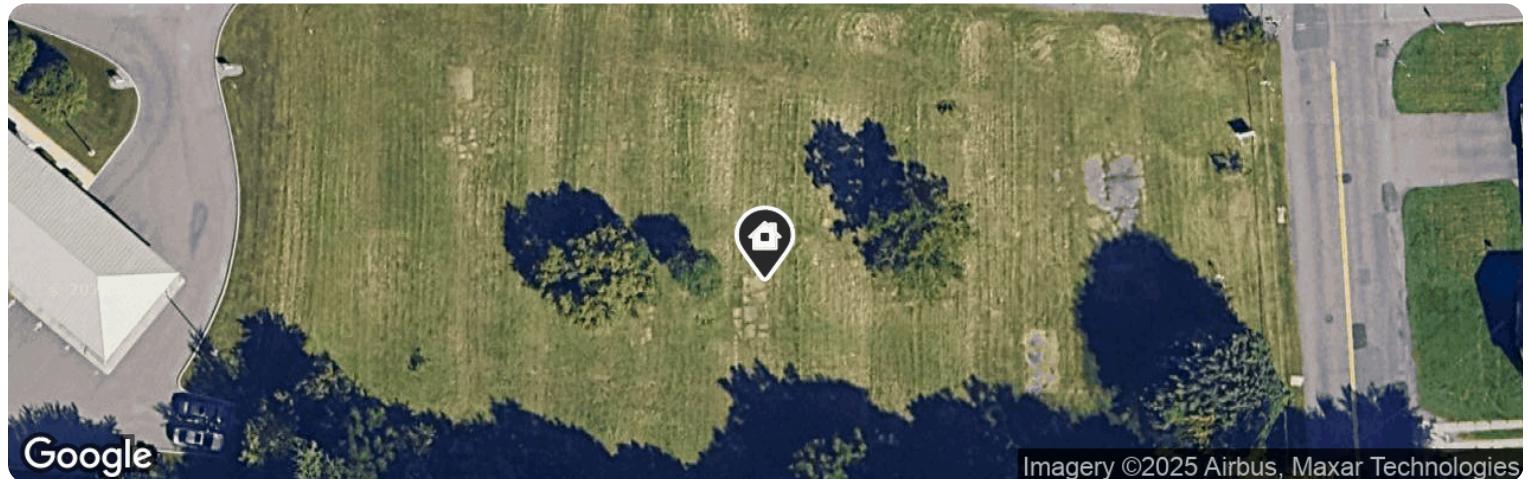
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**Off Market / Public Record** • Sold Date: 1/6/2015, Public Record**Closed Price****\$71,115**

Off Market Date 1/6/2015

**ESTIMATE®**

ESTIMATE® not available

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# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Lot/Land	—
Property Subtype	Commercial-Vacant Land	—
Bedrooms	—	—
Total Baths	—	—
Full Baths	—	—
Partial Baths	—	—
Living Area (sq ft)	—	—
Building Area (sq ft)	—	—
Lot Size	1.5 acres	—
Lot Dimensions	1.50 AC	—
Garage (spaces)	0	—
Number of Units	0	—

## Exterior Features

### PUBLIC

Lot Size - Square Feet	65,340 sq ft	Lot Size - Frontage Feet	214 sq ft
Lot Size - Acres	1.50 acres	Neighborhood Code	1407
Water	Municipal	Sewer	Municipal

## Legal Description

Parcel Number	034603 143.37-1-4.1	Tax ID	46000140770
County	Broome County	Zoning	USF
City/Municipality/Town ship	JOHNSON CITY	Census Tract	360070142.003032
Carrier Route	C013	Abbreviated Description	LOT:4.001 BLK:1 SEC:143.37 DIST:034603 CITY/MUNI/TWP:JOHNSON CITY

## Legal Description

Current Use      Commercial-Vacant Land

## Owner Facts

Owner Name (Public)	CRUX PROPERTIES LLC	Time Owned	5-10 Yrs
Mailing Address	14 Rugby Rd Binghamton NY 13905-3850	Vesting	Company/Corporation

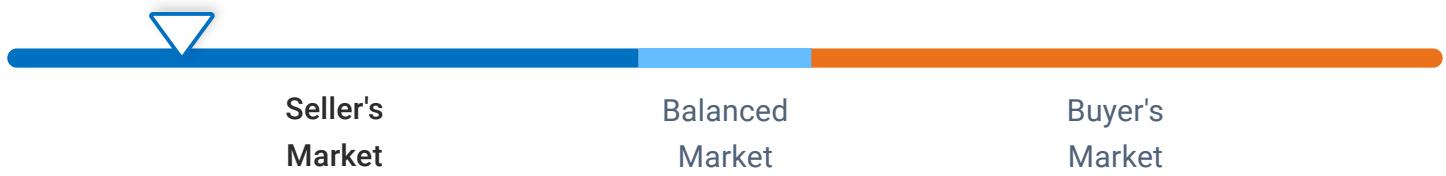
## Market Trends

### Market Trends for Johnson City, NY 13790

Single Family + Condo/Townhouse/Apt.

November 2024

#### Market Type



#### Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
<b>1.37</b>	<b>96.4%</b>	<b>20</b>	<b>\$160,000</b>
⬇️ 2.84% MoM	⬇️ 1.24% MoM	⬇️ 41.18% MoM	⬆️ 2.73% MoM

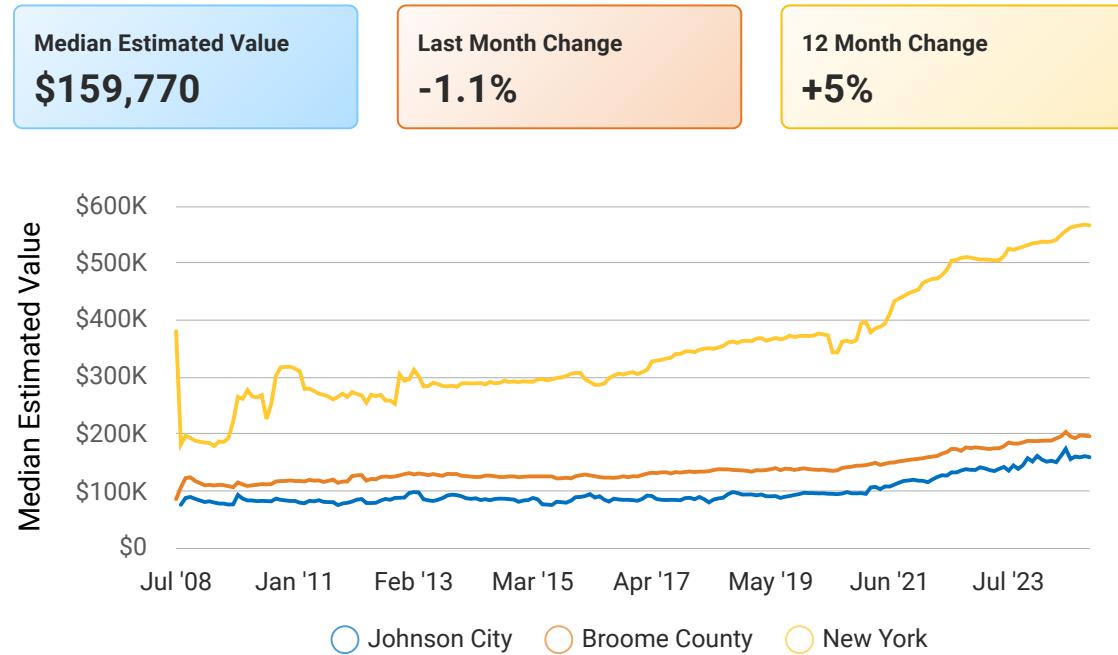
## December 2024 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



## Active Listings

Johnson City, NY 13790

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly



## Sold Listings

### Johnson City, NY 13790

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month.

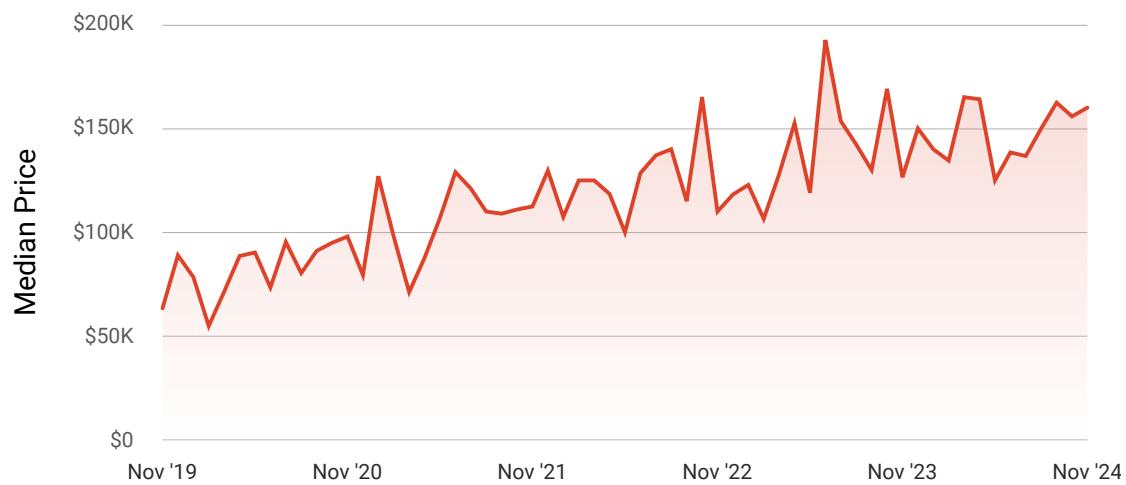
These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

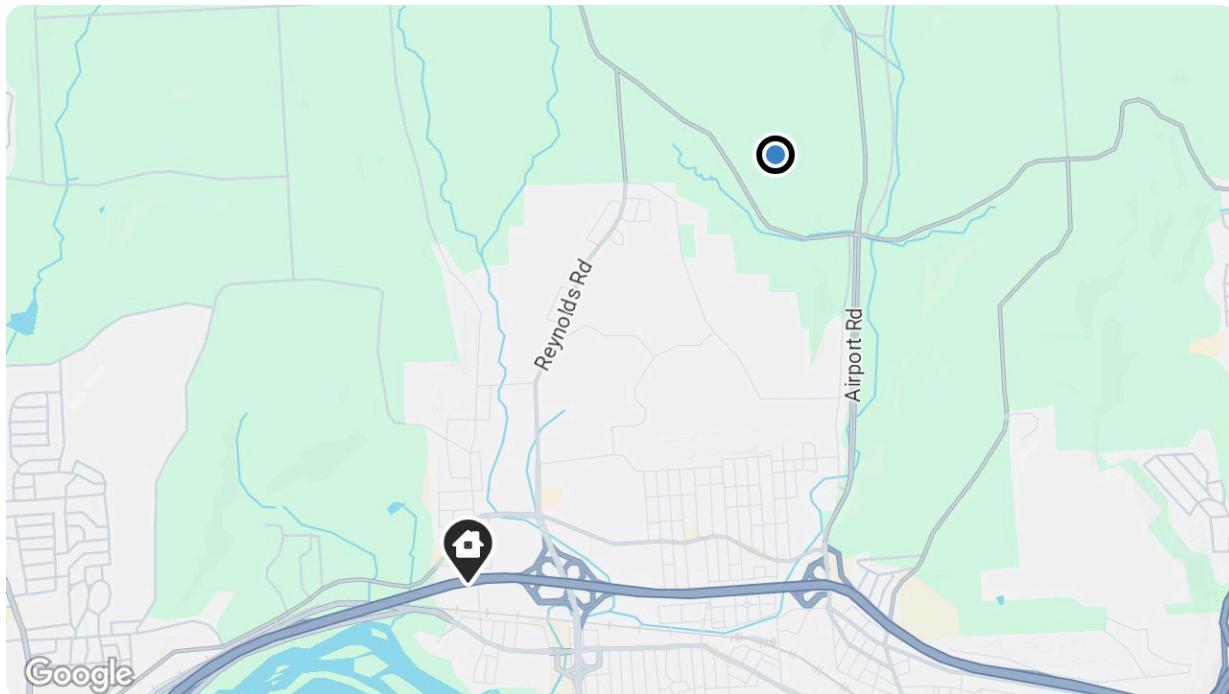
#### Median Sold Price - \$160,000

↑ 2.7% Month over Month



## Market Activity

### Recent Market Activity



#### Legend

- Subject Property
- For Sale Pending

Pending Sales	
Total Number of Properties	1
Lowest Listing Price/Est. Value	\$899,000
Median Listing Price/Est. Value	\$899,000
Highest Listing Price/Est. Value	\$899,000
Median Living Area	2,928
Median Price per sq.ft.	\$307
Median Days in RPR	2,501
Median Age	15

# Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

Pending Sales	
Lowest Price	\$899,000
Median Price	\$899,000
Highest Price	\$899,000
Median Price per sq.ft.	\$307
Median Days in RPR	2,501

## CMA Summary

This section compares prices of agent-selected properties sold recently with a similar number of beds and baths.

Average of Comps	-
Adjustments	-
Adjusted Value	- (or - per sq ft)

## Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	-
Changes Based on Home Facts	-
Home Improvement Adjustments	-
Needed Improvement Adjustments	-
Market Condition Adjustments	-
Estimate + Adjustments	- (or - per sq ft)

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