

This document started as an exercise collecting data to determine if a maximum house size of 3500 sf (square feet) for single family homes is the correct number to reduce tear downs in Newton. I reviewed MLS listings daily for 2.5 months this spring looking for “new build”. I collected the address and the listing information like size, price, etc. I went to the assessor’s data base to collect lot size, frontage, previous house size if available, zoning, and sale price of tear down home. For a few homes I estimated the previous house size by google map pictures, assessor data on nearby homes and lot size. Those estimates are preceded with a squiggle or ~. I also collected data from the ISD database.

Some observations:

- Frequently the house can be built bigger in the new zoning ordinance. It is accomplished usually with a finished attic. Presently the game is played where the finished attic is not counted because it is under the defined threshold. That loophole goes away. “ISD house size” included all attic space over 7’.
- Some houses would have a smaller footprint but bigger overall with the allowed finished attic than what is being built now.
- Most homes were built to the maximum FAR limit.
- ISD should require builders to deliver some drawings (i.e. FAR) in a required format. For instance, FAR should be in a standard table including each floor area, steps/process used in the calculation and the final number against the FAR maximum number.
- House size via architect drawings is usually quite different from the MLS listing. I expect the MLS listing includes finished basement but even then, the numbers did not always add up.

While reviewing the data, it seemed that the homes that are being built now could be bigger in the proposed zoning. I brought up this observation and the planning dept asked me to collect more data. I also noticed that multi unit homes could be built even larger than what is allowed by FAR in the new zoning. I went back to add data on multi families.

I reviewed the latest zoning maps (4/3/20 Planning Dept memo to Councilor Crossley) to determine the future district for each lot. For rectangular lots, I calculated depth from lot size and frontage. I then calculated lot coverage and allowed 300 sf per driveway in R2, 200 sf per driveway in R3 and R4 and 400 sf per driveway for R1 (in the new ordinance maximum driveway width is 10’). I calculated the maximum house size 3 ways, by lot coverage, by setbacks and by maximum house size in that district per the new ordinance. Those calculations assumed a rectangular lot. Then for the real time-consuming data collection – I reviewed the actual house drawings in the ISD database and calculated house size that was built. First, I had to find this info buried in the drawings. If it was not available, I added up the pieces of the house. If it got really complicated and taking a lot of time, I just skipped to the next one. Some drawings had FAR data easily available, so I added that into the spreadsheet. I personally did not calculate FAR and relied on the architects and drawings for those numbers. As you can see in the data, most of those houses were built to the FAR limit and one was over and didn’t appear to have a special permit.

I did not have the bandwidth to calculate every lot. If it was a weird shaped lot, I did not continue. A few were handpicked by others (near them) or otherwise I just went down the list with homes that were on rectangular lots and reasonably easy to calculate. This is not all the data over that time, but I expect most of it. If a house never listed on the MLS I didn’t capture it. This data should be used to get an idea on what is happening in the city and to see trends. The new zoning code is supposedly reducing the size of homes built. As you can see, that is not happening and in fact, most can be built bigger than what is allowed under FAR.

Sample of homes torn down in MR districts. Can it be built bigger in the new zoning ordinance? #88-20

Address		From city assessor database			From real estate listing - size is often inaccurate/inflated and many times includes basement							Notes	
No.	Street	lot size sf	tear down house size sf	tear down house price	size sf	list price	total for new build	sold price	ISD house size	by right new zoning house size	can new house be built in new zoning by right?	notes	Notes - house change
121	Arlington	10284	1969	\$825,000	3565 x2	\$ 1,648,000	\$3.2m, 7100 sf		5039	4375	no/yes	lot should be R3 and allow bigger house	colonial -> 2 condos
40-46	Ashmont Ave	13221	~2000	\$1,150,000	4988 x2	\$ 1,799,000	\$3.6m 9976 sf		6170	5625	smaller	finished attic; listing bigger; split into 2 lots for 4 units	split -> 2 condos
	2 lots	6610.5			divide lot into 2				6170	11250	yes bigger	2 lots and two 2 family at 15,600 sf for the 2 homes	
77-79	Blake	8473	3766	\$890,000	3250 x2	\$1,578,000	\$3.1m 6500 sf	\$1,550,000	4216	5625	yes bigger		2 family -> 2 condos
241-243	California St	7500	1522	\$734,900	3078 +1	\$ 1,195,000 +1,295,000	est \$2.2m, 6100 sf		3972	5625	yes bigger	renovate + add 2nd unit;	2 family -> 2 condos
609-611	Centre St	9942	~4565	\$1,150,000	3700-3260	\$1,599,000 - \$1,459,000	\$3m 6960 sf		5002	5625	yes bigger	5330 in database; added structure to 1880 Victorian	added to Victorian
69	Charles St	7960	1522	\$550,000	2050 x2	\$ 764,900	\$1.5m 4100 sf		3779	5625	yes bigger		2 condos; next of pike
400	Cherry	14068	~2000	\$1,025,000	4145, 4145	\$ 1,559,000	\$3.1M 8290 sf	1,559,000, 1,545,000	6686	5625	smaller	its now at max FAR; listing include basement	colonial -> 2 condos
1110	Chestnut	22800		\$1,200,411	2300-3945	\$875,000 - \$1,080,000	est \$4m 10,000 sf	\$871K	~9000	5625	no/yes with divided lots	now 4 town houses; new zoning 8580 2 condos but 6 total if divide lot into thirds	antique 2 family? -> 4 condos
	divide into 3 lots	7600			divide into 3 lots				~9000	16875	yes bigger	3 two families	
217	church St	11040	3874	\$930,000	3027 - 3375	\$1,299,000 - \$1,399,000	\$2.6m 6402		4315	5625	yes bigger	kept part of 1815 house	2 family -> 2 condos;
28-30	28-30 Circuit	7401	3246	\$919,000	1991 - 2384	\$1,149,000 - \$1,199,000	\$2.3m 4375 sf		3250 + 1605 sf base w garage;	5625	yes bigger	setbacks for max footprint; house on hill so from street it would look like 1.5 stories with another story in back down hill	2 family -> 2 condos
19-25	Cloelia Ter	9721	2920		4424 x2	\$ 1,800,000	\$3.6m 8848	\$1,765,000		5625			colonials -> 2 condos
16	Cragmore	9035	1145	\$875,000	4160 x2	\$ 1,549,000	\$3m 8320 sf		6187	5625	smaller	far max 4700, as built 4699 with attic 6187	cape -> 2 condos
12	Cross St	6948	1873	\$806,000	2654 x2	1275000 x2				5625			colonial -> 2 condos
1-7	Elm St	26320	~2600	\$900,000	3100 - 3400	\$ 1,499,900, \$1,559,000	\$6m, 13000sf	\$1,480,000		5625			2 family -> 4 units

Address		From city assessor database			and many times includes basement							Notes	
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14-16	Emerson	9531	~2400	\$850,000	3150 x2	\$ 1,299,000	\$2.6m 6300	\$1,275,000		5625			2 condos - price ea
72-78	Highland Ave	22905		\$1,107,000	2718 +3	\$1,235,000 +3 more units	est \$3.6m, 8100 sf			5625		4 UNITS; can split into 2 lots	2 family - 4 condos
72-78	Highland Ave	11453			divide lot into 2					5625		2 lots	
72	highland st	20418	4000?	\$1,495,000	4881 +1	\$1,695,000 - \$1,720,000	\$ 3.3m, 8863	\$1,720,000	9917	4375	smaller	single family; FAR limit 0.45, at 0.42	2 family -> condos
187	Linwood	7034	2058	\$855,000	2400 x2	\$ 1,300,000			3914	5625	yes bigger	FAR MAX 3710, built max 3700 w/ porch; new code 7800 sf w 400 sf driveway;	cape
30-32	Maple	14037	3150	\$1,135,000	4660 x2	\$1,799,000	\$3.6m 9320 sf			5625			
336	Newtonville Ave	29800	~3500 sf	\$1.8m	3153, 3581, 5365 +1	\$1,475,000, \$1.7m, \$2m	\$6.8 m 15K+sf + 4600 sf	1.7m, \$1.475m		5625		4 condos; divide lot; 30k sf lot	antique 2 family into 4 units;
		14900			divide lot into 2					5625			
117-119	Norwood Ave	14343	~2600	\$1,260,000	4450 x2	\$ 1,850,000	\$3.7m 8900 sf	\$1,850,000, 1,800,000		5625			new 2 units
9-11	Oak Ave	9934	4091	\$1,130,000	3000	\$1,389,000 - \$1,400,000	\$2.8m 6000	\$1.4m		5625			2 condos
13-15	Otis	10228	2342	\$0	3981 - 4049	\$1,675,000 x2	\$3.3m 8030 sf	\$1.54m, \$1.62m		4375		no frontage in database	
33-35	Page	15126	4798	\$1,421,000	3650 - 3600	\$ 1,799,000 - \$1,888,000	\$3.7m 7250 sf			5625		CORNER LOT; gut renovation	2 family -> 2 condos
42-44	Pennsylvania	16999	6088	\$1,015,000	3226 - 4872	\$ 1,575,000- \$1,695,000	\$3.1m 8098 sf	\$1,510,000		5625			2 family -> 2 condos
15	S Gate Park	14120	?	\$450,000	1646 + 1212 + x	\$1,050,000, \$850,000	6249?			5625		old Knights of Columbus -> 3 condos	-> 3 condos
100-102	Thurston	12251	2500	\$1,068,000	3526x2	\$ 1,489,000	\$3m 7050 sf	\$1.475m, \$1.56m		5625			2 family -> condos;
960-962	Walnut	10976		\$1,125,000	3244 x2	\$ 1,695,000	\$3.4m 6488 sf	\$1.675m x2		4375		R2	antique -> 2 condos
377	Walnut	13887	6245	\$1,800,000	7418 x2	\$ 2,600,000				4375		R2	2 family -> expand 2 condos

Back up data for the above charts

No.	Street	new house size by FAR	FAR max house size	by right new zoning house size	ISD house size	lot size	frontage (wide)	length calculated	zoning		Footprint				max allow by right zoning code 2 fam	25% Max house size by zoning code allow by right +25% addition
									now	future	lot cov allowed (% of lot) proposed	max footprint per setbacks	max footprint per setbacks or lot cov 300 or 200/drive	by right max house size per foot print/lot cov		
121	Arlington			4375	5039	10284	95	108	MR1	R2	3085	4060	2485	6213	3500	4375
40-46	Ashmont Ave	6170	6204	5625	6170	13221	105	126	MR2	R3	6611	8160	6200	15500	4500	5625
	2 lots			11250		6611	52.5	126		R3	3305	3120	2700	6750	4500	5625
77-79	Blake	4216	4263	5625	4216	8473	85	100	MR1	R3	4237	4550	3800	9500	4500	5625
241-243	California St	3972		5625	3972	7500	50	150	MR2	R4	4500	4550	4100	10250	4500	5625
609-611	Centre St	5002	5019	5625	5002	9942	75	133	MR1	R3	4971	5641	4500	11250	4500	5625
69	Charles St	3779	4059	5625	3779	7960	65	122	MR1	R3	3980	4161	3500	8750	4500	5625
400	Cherry	6686	6906	5625	6686	14068	70	201	MR1	R3	7034	8549	6600	16500	4500	5625
1110	Chestnut	~9000		5625	~9000	22800	122	187	MR1	R4	13680	17869	13280	33200	4500	5625
	divide into 3 lots			16875		7600	41	187		R4	4560	4342	3942	9855	4500	5625
217	church St	5341	5343	5625	4315	11040	78	142	MR1	R3	5520	6469	5100	12750	4500	5625
28-30	28-30 Circuit	4053	4078	5625	3250 + 1605 sf base	7401	80	92	MR2	R3	3701	3720	3301	8253	4500	5625
19-25	Cloelia Ter			5625		9721	160	61	MR1	R3	4861	4306	3900	9750	4500	5625
16	Cragmore	4699	4700	5625	6187	9035	90	100	MR1	R3	4518	4927	4100	10250	4500	5625
12	Cross St			5625		6948	74	94	MR1	R3	3474	3450	3050	7625	4500	5625
1-7	Elm St			5625		26320			MR2	R3	13160			0	4500	5625

																zoning							25%
No.	Street	new house size by FAR	FAR max house size	by right new zoning house size	ISD house size	lot size	frontage (wide)	length calculated	now	future	lot cov allowed (% of lot) proposed	max footprint per setbacks	max footprint per setbacks or lot cov - 200/drive or 400 sf R1	by right max house size per foot print/lot cov	TOTAL max allow by right 2 fam or house A/B single family footprint/ total	allow by right +25% addition							
14-16	Emerson			5625		9531	102	93	MR2	R4	5719	6389	5300	13250	4500	5625							
72-78	Highland Ave			5625		22905	100	229	MRI	R3	11453	15924	11100	27750	4500	5625							
2 lots				5625		11453	50	229			5726	5970	5300	13250	4500	5625							
72	highland st			4375	9917	20418	112	182	MRI	R2	6125	11510	5525	13813	3500	4375							
187	Linwood	3700	3710	5625	3914	7034	85	83	MR1	R3	3517	3429	3000	7500	4500	5625							
30-32	Maple			5625		14037	87	161	MR1	R3	7019	8800	6619	16548	4500	5625							
336	Newtonville Ave			5625		29800	120	248	MR1	R4	17880	23975	17480	43700	4500	5625							
2 lots				5625		14900	60	248			8940	10275	8540	21350	4500	5625							
117-119	Norwood Ave			5625		14343	80	179	MR1	R4	8606	10354	8206	20515	4500	5625							
9-11	Oak Ave			5625		9934	70	142	MR1	R3	4967	5596	4567	11418	4500	5625							
13-15	Otis			4375		10228		#DIV/0!	MR1	R2	3068	#DIV/0!		0	3500	4375							
33-35	Page			5625		15126	160	95	MR1	R3	7563	9035	7163	17908	4500	5625							
42-44	Pennsylvania			5625		16999	100	170	MR1	R3	8500	11199	8100	20250	4500	5625							
15	S Gate Park			5625		14120	139	102	SR3	R3	7060	8518	6660	16650	4500	5625							
100-102	Thurston			5625		12251	85	144	MR1	R3	6126	7418	5726	14315	4500	5625							
960-962	Walnut			4375		10976	88	125	MR1	R2	3293	4708	2693	6733	3500	4375							
377	Walnut			4375		13887	80	174	MR1	R2	4166	6797	3566	8915	3500	4375							

Sample of homes torn down in MR districts. Can it be built bigger in the new zoning ordinance? #88-20

Address		From city assessor database			From real estate listing - size is often inaccurate/inflated and many times includes basement							
No.	Street	lot size sf	tear down house size sf	tear down house price	size sf	list price	sold price	ISD house size	by right new zoning house size	can new house be built in new zoning by right?	notes	Notes - house change
7	Avery path	7004	~1000	\$705,000	4556	\$ 1,750,000	\$1,715,000		4375		triangular lot	ranch -> colonial
45	Beecher Ter	5000	2488	\$515,000	3661	\$ 1,693,000	\$1,593,000		4375		weird shaped lot; could be 2 units	gutted and added on
25	Bellevue St	20158	2096	\$1,150,000	7108	\$ 3,999,000			7500			house -> modern
44	Bernard St	5000	1000	\$425,000	2576	\$ 1,495,000	\$1,515,000		2375			ranch -> colonial
25	Cavanaugh Path	7009	~1200	\$625,000	4000	\$ 1,589,000	\$1,550,000	3429	4375	yes bigger	corner lot; incl attic: 83 sf @7'; as built FAR 0.477, limit 0.48; new home footprint would have to be smaller	ranch
92	Charlemont	7075	2998	\$810,000	4100	\$ 1,749,000			3140		corner triangle lot	
659	Chestnut St	15000	4463	\$1,175,000	5300	\$ 2,799,000			7500			colonial -> colonial
64	Dearborn	9471	90	\$700,000	4506	\$ 1,889,000			4375			
819	Dedham St	15093	1691	\$800,000	6440	\$ 2,349,000			7500			
832	Dedham St	14751	1681	\$850,000	6100	\$ 2,495,000			7500			cape -> colonial
144	Derby	9909	1428	\$655,000	4744	\$ 1,999,000			4375		corner lot	bungalow -> colonial
16	Edinboro Ter	3511	1200?	\$310,000	2760	\$ 1,348,000	\$1,250,000		2868			antique -> colonial; lot 3511 sf
10	Elinor	9731	1400?	\$843,000	4800	\$ 1,975,000	\$1,900,000		4375		corner lot	ranch -> colonial
46	Exeter	19105	~2000	\$1,450,000	8000	\$ 4,500,000	\$4,450,000	5875	7500	yes bigger	*R1 driveway 400 sf from footprint; max house constrained by col M 9750 - almost 70% bigger	cape -> colonial
11	Fairhaven	15884	~1800	\$1,108,000	4290	\$ 2,995,000	\$2,925,000		7500		could divide into 2 lots	ranch -> colonial
		7942			divide lot into 2				2200		2 LOTS but house max is 2200 for each vs 7500 for 1	
105	Fairway Dr	7274		\$800,000	4080	\$ 1,599,000	\$1,580,000		4375			
146	Fairway Dr	7525	1576	\$800,000	4553	\$ 1,890,000		3866	4375	yes bigger	far max 3537; 3521+345 attic total 3866; base 600 sf	
170	Forest	17300	4620	\$1,740,000	8000	\$ 3,950,000		5427	7500	yes bigger	far max 5488; built 5427 + 2825 base	renovation + addition

Address		From city assessor database			From real estate listing - size is often inaccurate/inflated and many times includes basement							
No.	Street	lot size sf	tear down house size sf	tear down house price	size sf	list price	sold price	ISD house size	by right new zoning house size	can new house be built in new zoning by right?	notes	Notes - house change
45	Fox Hill Rd	11803	1200?	\$990,000	5271	\$ 2,649,000		4542	4375	smaller	at max FAR 4243 + 1654 base +299 attic	ranch -> colonial
28	Grant St	4500	~1800	\$535,000	2873	\$ 1,349,900	\$1,260,000	2152	1750	no w/parking; yes w/o park	max FAR 2160; as built 2151 + 726 base	
116	Highland St	15280	3404	\$1,500,000	5850	\$ 3,479,000	\$3,284,000	4462	4375	smaller	.06 from FAR	historic
176	Highland Ave	29100	2128	\$1,612,000					7500			
6	Indian Ridge Rd	10440	1732	\$825,000	5000	\$ 2,200,000	\$2,125,000		4375		corner lot	
15	15 Kendall Rd	16882	1720	\$950,000	6285	\$ 2,695,000		6374	4375	no but split lots than yes	max FAR 6415; built 6374 + ~2400 base; could build bigger by speical permit; could split into 2 lots	ranch -> colonial
	divide into 2 lots	8441			divide lot into 2				4375	2 homes	2 4375 sf homes by right	
312	Kenrick	15043	~1800	\$750,000	6200	\$ 2,875,000			7500			ranch -> colonial
9	Kerr Path	11014	~1200	\$740,000	6280	\$ 2,139,000	\$2,060,000		4375		triangular lot	ranch -> colonial
61	Lakeview	18126	1763	\$1,150,000	6938	\$ 3,999,000		5978	4375	no smaller	max FAR 5981; proposed FAR 5978; 3092 1st, 2346 2nd, 0 attic	ranch -> modern
25	Larkin Rd	7914	1036	\$630,000		\$ 1,749,000		3330	4375	yes bigger	1600 1st; 1600 2nd; 3364 in FAR; 130 sf attic; some doc numbers wrong	
27	Littlefield Rd	11070	1830	\$1,060,000	7000	\$ 2,849,000		4792	5855	yes bigger	450 sf attic	split -> colonial
188	Mount Vernon	20176	~3500	\$1,650,000	6800	\$ 3,998,000		6980	7500	yes bigger	327 sf attic	
593	Saw Mill Brook Pkwy	7350	1032	\$710,000	4670	\$ 1,875,000		3759	4375	yes bigger	273 sf attic	ranch -> colonial
23	Shumaker Path	10000	~1100	\$825,000	5150	\$ 2,200,000		3907	4375	yes bigger	153 sf over 7' in attic incl	ranch -> colonial
11	Shute Path	7021	1050?	\$627,000	5100	\$ 1,885,000		3614	4375	yes bigger	1837 + 1459+attic: 318 sf ; new home footprint would have to be smaller but overall house could be bigger	ranch -> colonial
225	Spiers	7004	~1200	\$550,000	4263	\$ 1,449,000	\$1,375,000	3480	4375	yes bigger	attic below 7' = 0	ranch to colonial
28	Varick Rd	22619	1980	\$1,200,000	6792	\$ 3,650,000			7500			ranch -> modern
15	Vine	15470	~700	\$1,200,000	5431	\$ 2,649,000			4375		corner lot	ranch -> colonial
3	W Pine	6018	~1000	\$677,000	3815	\$ 1,599,000	\$1,599,000		1750		corner lot	ranch to colonial
33	Warren Rd	10120	1475	\$950,000	5136	\$ 2,200,000	\$2,150,000		4375			ranch -> colonial

Back up data for the above charts

#88-20

Address									zoning							25%
No.	Street	new house size by FAR	FAR max house size	ISD house size	by right new zoning house size	lot size	frontage (wide)	length calculated	now	future	lot cov allowed (% of lot) proposed	max footprint per setbacks	max foot-print per setbacks or lot cov - R2 300 sf/drive or R1 400 sf/drive	by right max house size per foot print /lot cov	TOTAL max allow by rightor house A/B footprint/ total	by right new zoning house size
7	Avery path				4375	7004	120	58	SR3	R2	2101	795	* lot issue		3500	4375
45	Beecher Ter				4375	5000	150	33	MR1	R3	2500	433	* lot issue		3500	4375
25	Bellevue St				7500	20158	102	198	SR2	R1	5040	8223	4600	11500	6000	7500
44	Bernard St				2375	5000	50	100	SR3	R2	1500	1250	950	2375	3500	2375
25	Cavanaugh Path			3429	4375	7009	70	100	SR3	R2	2103	2256	1803	4508	3500	4375
92	Charlemont				3140	7075	100	71	SR3	R2	2123	1556	1256	3140	3500	3140
659	Chestnut St				7500	15000	100	150	SR2	R1	3750	5100	3350	8375	6000	7500
64	Dearborn				4375	9471	90	105	SR3		2841	3590	2541	6353	3500	4375
819	Dedham St				7500	15093	105	144	SR1	R1	3773	5118	3373	8433	6000	7500
832	Dedham St				7500	14751	112	132	SR1	R1	3688	4803	3288	8220	6000	7500
144	Derby				4375	9909	82	121	SR2	R2	2973	4038	2673	6683	3500	4375
16	Edinboro Ter				2868	3511	40	88	MR1	R3	1756	1156	956	2868	3500	2868
10	Elinor				4375	9731	100	97	SR3	R2	2919	3548	2619	6548	3500	4375
46	Exeter	5875	5924	5875	7500	19105	105	182	SR1	R1	4776	7605	4376	10940	6000	7500
11	Fairhaven				7500	15884	170	93	SR1	R1	3971	3697	3297	8243	6000	7500
2 lots					2200	7942	85	93	SRI	R1	1986	1280	880	2200	6000	2200
105	Fairway				4375	7274	70	104	SR3	R2	2182	2426	1882	4705	3500	4375
146	Fairway Dr	3521	3557	3866	4375	7525	70	108	SR3	R2	2258	2588	1958	4895	3500	4375
170	Forest	5427	5448	5427	7500	17300	120	144	SR1	R1	4325	6333	3925	9813	6000	7500

Address									zoning							25%
No.	Street	new house size by FAR	FAR max house size	ISD house size	by right new zoning house size	lot size	frontage (wide)	length calculated	now	future	lot cov allowed (% of lot) proposed	max footprint per setbacks	max foot-print per setbacks or lot cov - R2 300 sf/drive or R1 400 sf/drive	by right max house size per foot print /lot cov	TOTAL max allow by righthor house A/B footprint/ total	by right new zoning house size
45	Fox Hill Rd	4243	4249	4542	4375	11803	92	128	SR2	R2	3541	5246	3241	8103	3500	4375
28	Grant St	2152	2160	2152	1750	4500	50	90	SR3	R2	1350	1000	700	1750	3500	1750
116	Highland St	4462	5300	4462	4375	15280	95	161	SR2	R2	4584	7759	4384	10960	3500	4375
176	Highland Ave				7500	29100	144	202	SR1	R1	7275	14257	6875	17188	6000	7500
6	Indian Ridge Rd				4375	10440	80	131	SR2	R2	3132	4428	2832	7080	3500	4375
15	15 Kendall Rd	6374	6415	6374	4375	16882	120	140	SR3	R2	5065	8550	4765	11913	3500	4375
2 lots			3208		4375	8441	60	140	SR3	R2	2532	3150	2232	5580	3500	4375
312	Kenrick				7500	15043	130	116	SR2	R1	3761	4564	3561	8903	6000	7500
9	Kerr Path				4375	11014	154	72	SR2	R2	3304	2776	2476	6190	3500	4375
61	Lakeview	5948	5981	5978	4375	18126	110	165	SR2	R2	5438	9756	5138	12845	3500	4375
25	Larkin Rd	3364	3640	3330	4375	7914	60	132	SR3	R2	2374	2867	2074	5185	3500	4375
27	Littlefield Rd	4342	4346	4792	5855	11070	100	111	SR2	R1	2768	2742	2342	5855	6000	5855
188	Mount Vernon	6577	6653	6980	7500	20176	210	96	SR2	R1	5044	5283	4644	11610	6000	7500
593	Saw Mill Brook Pkwy	3486	3456	3759	4375	7350	70	105	SR3	R2	2205	2475	1905	4763	3500	4375
23	Shumaker Path	3754	3800	3907	4375	10000	80	125	SR2	R2	3000	4125	2700	6750	3500	4375
11	Shute Path	3296		3614	4375	7021	80	88	SR3	R2	2106	2077	1777	4443	3500	4375
225	Spiers	3480	3502	3480	4375	7004	72	97	SR3	R2	2101	2222	1801	4503	3500	4375
28	Varick Rd				7500	22619	118	192	SR2	R1	5655	9882	5255	13138	6000	7500
15	Vine				4375	15470	130	119	SR2	R2	4641	7245	4341	10853	3500	4375
3	W Pine				1750	6018	93	65	SR3	R2	1805	1000	700	1750	3500	1750
33	Warren Rd				4375	10120	87	116	SR3	R2	3036	4112	2836	7090	3500	4375