

Tear Down & Infill Housing Analysis

Planning Commission

August 28, 2024

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Community Development Planner II

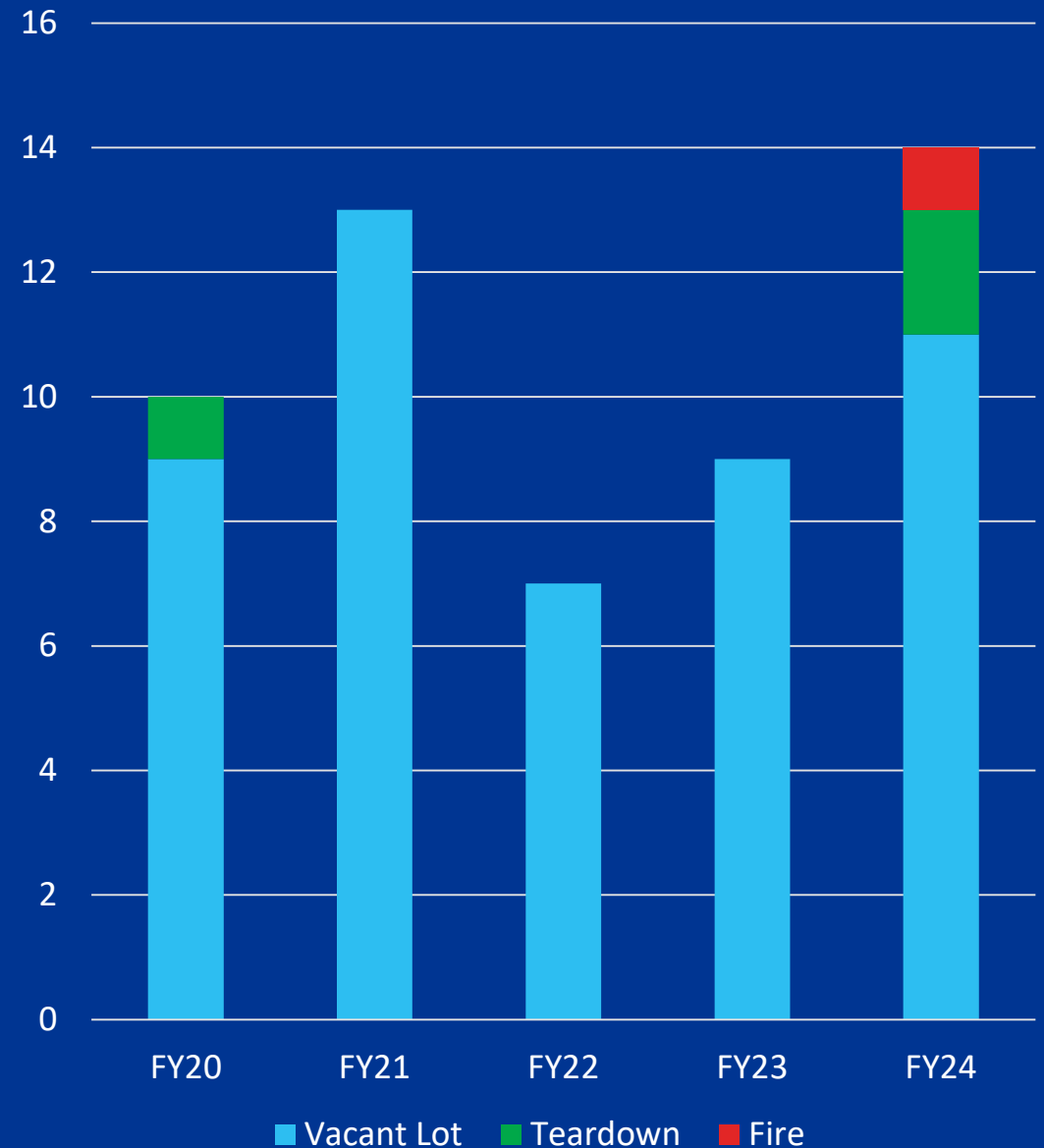
New Infill Home Permits – 53 homes

Infills on Empty Lots – 49 homes

Infills from Demo & Fire – 4 homes

Case Study:

1. 304 Glover St. – Demo Permit in 2008
2. 904 Brompton St. – Demo Permit in 2020
3. 1600 Fall Hill Ave. – Demo Permit in 2022
4. 215 McKinney St. – Fire Damage





	Left Lot	Before Demo	Infill Home	Right Lot
Address	300 Glover St.	304 Glover St.		306 Glover St.
Year Built	1967	1949	2024	1949
Square Footage	1,117	608	1,422	759
Building Value	\$259,000	\$15,000	\$281,200	\$81,700
Land Value	\$75,000	\$9,000	\$55,000	\$55,000



	Left Lot	Before Teardown	Infill Home	Right Lot
Address	902 Brompton St.	904 Brompton St.		906 Brompton St.
Year Built	1939	1939	2020	1942
Square Footage	1,676	1,189	2,328	2,823
Building Value	\$247,300	\$109,200	\$686,600	\$438,820
Land Value	\$210,000	\$170,000	\$210,000	\$240,000



	Left Lot	Before Demo	Infill Home	Right Lot
Address	607 Green St.	1600 Fall Hill Ave.		1602 Fall Hill Ave.
Year Built	1949	1939	2024	1949
Square Footage	1,008	1,553	1,798	837
Building Value	\$141,800	\$91,300	\$303,600	\$136,200
Land Value	\$130,000	\$30,000	\$160,000	\$150,000



	Left Lot	After Fire	Infill Home	Right Lot
Address	217 McKinney St.	215 McKinney St.		213 McKinney St.
Year Built	1949	1929	2024	2008
Square Footage	1,438	801	2,048	2,400
Building Value	\$171,788	\$1,500	\$149,200	\$362,100
Land Value	\$75,000	\$30,000	\$55,000	\$55,000



Part of the analysis was to look at where the underlying lot pattern may differ from the consolidated tax parcels shown in the City's GIS system. While the areas identified *may* have a lot pattern that differs from the GIS system, this analysis does not include the level of land title and deed research necessary to establish the existence of, actual location of, or configuration of existing lots of record.

