



Sales Book

Upper Piedmont

Local Board of Appeal & Equalization

May 7, 2025

Number of Sales	7
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Average Sale Price	\$349,900
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Neighborhood Adjustment	
Land	+17%
Buildings	+4%

010-2710-06766

3707 TRINITY RD

Adjusted price: \$258,000

Sale Date: October 2023

Land size: 35,829 SF

Principal Structure: 1,176 SF

Buyer: WENTZEL, KEVIN & FREUND, KIMBERLY

Seller: GAGLIARDI, DAVID & ASHLEY



010-2710-05585

4422 DECKER RD

Adjusted price: \$268,500

Sale Date: June 2024

Land size: 28,462 SF

Principal Structure: 1,398 SF

Buyer: SMITH, ZARED

Seller: ARONSON, DORIS M.



010-2710-05370

3928 HAINES RD

Adjusted price: \$296,000

Sale Date: August 2024

Land size: 63,966 SF

Principal Structure: 840 SF

Buyer: BRUCKELMYER, MICHAEL EDWARD

Seller: BURICH, MATHEW & KATHLEEN



010-4465-00020

2004 ANDERSON RD

Adjusted price: \$300,000

Sale Date: June 2024

Land size: 16,066 SF

Principal Structure: 1,092 SF

Buyer: WYSTEPEK, RYAN

Seller: BAUCK, DEDEE K & SCOTT A



010-0825-00100

3810 DECKER RD

Adjusted price: \$302,000

Sale Date: March 2024

Land size: 16,511 SF

Principal Structure: 1,771 SF

Buyer: KELLY, JACK & TAYLOR, ERICA

Seller: KILGORE, DANIEL & TAYLOR



010-2710-07106

3626 PIEDMONT AVE

Adjusted price: \$510,000

Sale Date: August 2024

Land size: 28,499 SF

Principal Structure: 2,196 SF

Buyer: SHARP, ZAKARY & EILEN, SONDR

Seller: NATIONAL CHRISTIAN FOUNDATION



010-0734-00040

2214 COTTAGE HILL CIR

Adjusted price: \$515,070

Sale Date: April 2024

Land size: 4,845 SF

Principal Structure: 1,828 SF

Buyer: DAVIDSON, KATHLEEN M.

Seller: DIRT, INC

