

Vacant Sales Report Between (10/01/2020 - 10/01/2021)

Run Date:

Parcel Id	Owner	Street No	Street Name	Unit	MBL	Zone	NHBD	Acres	Primary Use	Sale Date	Sale Price
00415300	JARDIN SALVATORE	21	ABORN RD		150 013 0000	R	RR45	0.1800	Residential Vacant Land	12/30/2020	60,000
20040040	SPAK MARIA	26	BIRCH VIEW DR		119 004 0017	RAR	RR70	2.5700	Residential Vacant Land	07/30/2021	110,000
00364600	HALL ANSON	47	BUFF CAP RD		131 006 0000	RAR	RR55	2.4000	Residential Vacant Land	07/13/2021	20,000
20190019	MALONE JOHN S	14	CHERRYWOOD DR		121 003 0002	RAR	RR60	3.5400	Residential Vacant Land	01/04/2021	105,000
20120004	CHAUNCEY REAL ESTATE LLC	41	COURTNEY DR		018 015 0004	I	I120	2.0500	Residential	04/01/2021	146,000
00273600	ADAMS JANICE A	79	CRANE RD		087 009 0000	RAR	RR55	53.5000	Residential	03/02/2021	35,000
00357211	WU JASON CHANGJIAN	26	CRYSTAL RIDGE DR		129 088 0011	R	RR75	0.9700	Residential Vacant Land	08/06/2021	547,996
00067900	TERBUSH DANIEL H + MAJCHROWSKI LAUREN A	22	DAVIS AVE		013 006 0000	R	RR50	0.0600	Residential Vacant Land	08/16/2021	9,450
00109202	HIETALA BRAD T + LINDA L		EAST PORTER RD		186 002 0001	RAR	RR65	0.6500	Residential Vacant Land	09/02/2021	95,000
00413000	KEOHANE WILLIAM -LU + MAUREEN ANN	2	EAST SHORE RD		149 093 0000	R	RCL225	0.3800	Residential	03/31/2021	160,000
20190009	SWANSON MICHAEL + LEMAY REBECCA	46	ELLSWORTH LN		118 003 0001	RAR	RR125	1.3200	Residential	10/23/2020	130,000
00107400	TERBUSH DANIEL H + MAJCHROWSKI LAUREN A	23	FLORENCE AVE		020 005 0000	R	RR50	0.2800	Residential Vacant Land	08/16/2021	9,450
00208800	FARM HOLDINGS LLC	1	FROG HOLLOW RD		062 015 0000	PC	C200	2.0900	Commercial Vacant Land	11/02/2020	80,000
00131800	TYMAC HOLDINGS LLC		GARNET LN	O.S.	023 001 0000	RAR	RR95	2.1500	Residential	02/23/2021	435,000
00371600	BAHLER SETH + TAYLOR		GREEN RD		139 008 0000	RAR	RR40	27.7200	Residential	03/18/2021	100,000
00422800	BRADY SCOTT J + LUCYNA A		GREEN RD		158 003 0000	RAR	RR40	2.7700	Residential	01/06/2021	12,000
20190006	MOSER MATTHEW + LAURA	80	HOFFMAN RD		120 026 0005	RAR	RR60	3.6400	Residential Vacant Land	05/11/2021	82,500
20050065	MOORE ELENE	29	LADD RD		131 001 0002	RAR	RR50	3.1000	Residential Vacant Land	08/04/2021	80,000
20050066	MOORE ELENE	31	LADD RD		131 001 0003	RAR	RR50	1.4300	Residential Vacant Land	08/04/2021	80,000
00233500	ELLINGTON TOWN OF	59	MAPLE ST		073 003 0000	R	RR75	11.4600	Residential	08/09/2021	415,000
00232400	ELLINGTON TOWN OF	80	MAPLE ST		072 021 0000	C	RR75	0.1800	Municipal Vacant	02/24/2021	225,000
00156700	ZAHNER KENT D + KAREN E	128	MOUNTAIN ST		030 027 0000	R	RR65	7.1000	Residential	06/16/2021	135,000
00122700	MEISSNER JOEL	63	NORTH PARK ST		020 157 0000	R	RR50	1.1100	Residential Vacant Land	10/05/2020	41,000
00363700	FLY BOYS INK LLC	148	OLD SANDY BEACH RD		130 016 0000	RAR	RR50	2.2000	Residential Vacant Land	11/30/2020	126,100
00363801	FLY BOYS INK LLC	158	OLD SANDY BEACH RD		130 018 0000	RAR	RR50	0.7400	Residential Vacant Land	11/30/2020	126,100
20160029	SCULLY SANDRA M ROPITZKY	28	OVERHILL RD		180 013 0012	RAR	RR120	1.0600	Residential Vacant Land	07/26/2021	124,900

Valid State	Valid Reval	490 Value	Assessed Value	Appraisal (100%)	Assessment Ratio	Appraisal Ratio	Appraisal - Sale Price
Yes	No	0	41,410	59,160	0.690	0.014	-840
Yes	No	0	70,640	100,910	0.642	0.083	-9,090
No	No	0	45,540	65,050	2.277	-2.253	45,050
Yes	No	0	68,610	98,020	0.653	0.067	-6,980
No	No	0	88,270	126,100	0.605	0.136	-19,900
No	No	55,165	38,610	263,720	1.103	-6.535	228,720
No	No	0	66,030	94,330	0.121	0.828	-453,666
No	No	0	3,030	4,330	0.321	0.542	-5,120
No	No	0	2,320	3,320	0.024	0.965	-91,680
No	No	0	114,660	163,800	0.717	-0.024	3,800
Yes	Yes	0	89,600	128,000	0.689	0.015	-2,000
No	No	0	880	1,260	0.093	0.867	-8,190
No	No	3,532	2,470	200,000	0.031	-1.500	120,000
No	No	0	13,540	19,350	0.031	0.956	-415,650
No	No	51,160	39,110	60,970	0.391	0.390	-39,030
No	No	5,540	3,880	8,980	0.323	0.252	-3,020
Yes	No	0	67,910	97,020	0.823	-0.176	14,520
No	No	0	56,340	80,480	0.704	-0.006	480
No	No	0	52,910	75,590	0.661	0.055	-4,410
No	No	0	96,090	137,270	0.232	0.669	-277,730
No	No	0	60,290	86,130	0.268	0.617	-138,870
No	No	4,200	84,120	127,630	0.623	0.055	-7,370
No	Yes	0	54,990	78,560	1.341	-0.916	37,560
No	No	0	57,220	81,740	0.454	0.352	-44,360
No	No	0	51,870	74,100	0.411	0.412	-52,000
Yes	No	0	84,460	120,660	0.676	0.034	-4,240

Parcel Id	Owner	Street No	Street Name	Unit	MBL	Zone	NHBD	Acres	Primary Use	Sale Date	Sale Price
20180001	SCULLY MICHAEL S + GINA M		PORTER RD		123 005 0001	RAR	RR55	5.2400	Residential Vacant Land	05/20/2021	100,000
20210002	BARD DEVON M + WHITTALL RACHEL F		PORTER RD		122 030 0010	RAR	RR55	8.8300	Residential	12/31/2020	250,000
00303600	COSTANZO PAUL + CYNTHIA		PUNKIN DR		103 007 0001	RAR	RR65	22.0000	Residential Vacant Land	10/01/2021	87,400
20070091	SUDAGAR MAHESWARAN +	21	SADDS MILL RD		072 001 0006	RAR	RR50	3.2700	Residential	04/14/2021	85,000
20060019	SUDAGAR MAHESWARAN +	23	SADDS MILL RD		072 001 0001	RAR	RR50	4.3600	Residential	10/07/2020	85,000
00273100	GALE TRAVIS ANDREW + JESSICA WINFIELD	102	SADDS MILL RD		087 004 0000	RAR	RR50	5.8700	Residential Vacant Land	03/10/2021	99,000
00420600	TAD HOLDINGS LLC		SANDY BEACH RD		152 008 0000	RAR	RR50	8.9200	Residential Vacant Land	03/26/2021	17,800
00265900	MJS LEASING LLC		SOMERS RD		083 006 0000	C	C100	14.9400	Commercial Vacant Land	11/02/2020	500,000
00367700	TAD HOLDINGS LLC		TOLLAND TPKE		132 003 0000	RAR	RR55	51.5000	Residential Vacant Land	03/26/2021	30,000
20050074	LARRYS CONSTRUCTION COMPANY INC	9	TREE TOP RD		142 016 0001	RAR	RR80	0.9200	Residential Vacant Land	05/27/2021	53,900
00449300	NORTHERN CONNECTICUT LAND TRUST INC		WEBSTER RD		165 001 0000	RAR	RR65	116.4300	Residential Vacant Land	06/07/2021	265,000
00449500	MORRILL NATHAN + MICHELLE	142	WEBSTER RD		165 003 0000	RAR	RR65	23.2000	Residential Vacant Land	06/10/2021	210,000
20160001	SYDORIAK JAMIE L + SUPRENANT ROBERT M	148	WEBSTER RD		165 003 0002	RAR	RR65	5.0500	Residential Vacant Land	07/09/2021	77,000
20010074	ALSALEH ABDULSALAM M 70% + SMITH ZAK 30%		WEST RD		046 003 0002	PC	C100	20.9800	Commercial Vacant Land	09/28/2021	1,210,000
20030017	DZEN JOSEPH M + HOLLY ANN M	259	WINDSORVILLE RD		014 006 0016	RAR	RR55	1.0200	Residential Vacant Land	11/12/2020	90,000
20030016	DZEN JOSEPH M + HOLLY ANN M	261	WINDSORVILLE RD		014 006 0015	RAR	RR55	12.3200	Residential Vacant Land	11/12/2020	122,500
Total	Total Sales:	42									

Valid State	Valid Reval	490 Value	Assessed Value	Appraisal (100%)	Assessment Ratio	Appraisal Ratio	Appraisal - Sale Price
Yes	No	0	66,740	95,340	0.667	0.047	-4,660
No	No	7,660	75,520	117,350	0.302	0.531	-132,650
No	No	0	49,010	70,010	0.561	0.199	-17,390
No	No	5,526	3,870	88,580	0.046	-0.042	3,580
No	No	7,368	5,160	91,030	0.061	-0.071	6,030
Yes	No	0	67,720	96,740	0.684	0.023	-2,260
No	No	7,840	71,420	109,750	4.012	-5.166	91,950
No	No	25,249	21,100	185,660	0.042	0.629	-314,340
No	No	103,000	72,100	155,740	2.403	-4.191	125,740
No	No	0	50,470	72,100	0.936	-0.338	18,200
No	No	0	322,090	460,130	1.215	-0.736	195,130
No	No	36,400	98,970	176,270	0.471	0.161	-33,730
Yes	No	0	73,980	105,680	0.961	-0.373	28,680
No	No	32,189	22,530	385,960	0.019	0.681	-824,040
Yes	Yes	0	57,740	82,480	0.642	0.084	-7,520
Yes	Yes	0	87,430	124,900	0.714	-0.020	2,400
			2500650		0.682		