

# Vacant Sales Report Between ( 10/01/2021 - 10/01/2022)

Run Date:

Parcel Id	Owner	Street No	Street Name	Unit	MBL	Zone	NHBD	Acres	Primary Use	Sale Date	Sale Price
20170006	COZZI BENEDICT WILLIAM + ELIZABETH JEAN	204	ABBOTT RD		078 005 0001	RAR	RR70	8.3700	Residential Vacant Land	08/29/2022	125,111
00357257	BAKKER MATTHEW GARRETT +	1	AZALEA LN		129 088 0057	R	RR75	0.9700	Residential Vacant Land	06/07/2022	650,000
20070007	FREITAS JAMES + JENNIFER	36	BROOK CROSSING EXT		119 004 0023	RAR	RR125	1.5000	Residential Vacant Land	03/10/2022	110,000
20160023	GABLE ELIZABETH	18	CRANBERRY LN		180 013 0006	RAR	RR120	0.9200	Residential Vacant Land	08/23/2022	124,900
00066100	SIX TWO (62) DAVIS AVE LLC	62	DAVIS AVE		012 058 0000	R	RR50	0.0400	Residential Vacant Land	11/02/2021	62,600
00449802	GREENWOOD DANIEL J + KRISTINA K	39	EAST PORTER RD		165 005 0001	RAR	RR65	2.2600	Residential	03/14/2022	150,000
20190009	SWANSON MICHAEL + LEMAY REBECCA	46	ELLSWORTH LN		118 003 0001	RAR	RR125	1.3200	Residential	07/21/2022	160,000
20190016	TIMURA KENNETH P + LINDA A	49	ELLSWORTH LN		118 003 0008	RAR	RR125	1.2700	Residential	10/19/2021	135,000
20210007	COOKE DAVID J + MARTIN STACEY E	5	GARNET LN		023 001 0012	RAR	RR95	1.1100	Residential Vacant Land	09/28/2022	150,000
20220001	SUNSET VALLEY FARMS LLC	22	GRISWOLD RD		156 004 0002	RAR	RR80	2.2000	Residential	02/06/2022	26,500
00111800	UNTERSTEIN WILLIAM A JR + GWEN Z	7	HILLTOP DR		020 049 0000	R	RR50	0.8400	Residential Vacant Land	11/08/2021	105,000
00327800	DW FISH HOME BUILDERS LLC	217	JOBS HILL RD		120 001 0000	RAR	RR55	38.4900	Residential Vacant Land	01/19/2022	285,000
00316000	CURNUTTE MATTHEW	24	LUDWIG RD		109 006 0000	RAR	RR55	32.0300	Residential Vacant Land	05/02/2022	222,000
00156400	FLAVELL ROGER	134	MOUNTAIN ST		030 024 0000	R	RR65	4.4600	Residential Vacant Land	02/23/2022	125,000
20200002	TRAFICANTE DANIEL D + SHARON M	2	PARADISE PLACE		139 002 0001	RAR	RR55	3.4400	Residential	04/25/2022	160,000
00303600	COSTANZO PAUL + CYNTHIA		PUNKIN DR		103 007 0001	RAR	RR65	22.0000	Residential Vacant Land	10/01/2021	87,400
20070089	RAMANI NIKHILESH + RAMKUMAR PAVITRA	17	SADDS MILL RD		072 001 0004	RAR	RR50	3.6100	Residential	10/12/2021	85,000
00275700	ORSZULAK RYAN	103	SADDS MILL RD		088 021 0000	RAR	RR50	1.0400	Residential	04/29/2022	35,000
00449900	GREENWOOD DANIEL J + KRISTINA K	73	SCHOOL HOUSE RD		165 007 0000	RAR	RR55	13.3000	Residential Vacant Land	03/14/2022	150,000
00205200	PATHAMMAVONG PATRICK SILACPRASEUTH +	50	SNIPSIC LAKE RD		057 019 0001	R	RR55	0.9900	Residential Vacant Land	12/29/2021	61,550
00397300	VO ANTIONE	124	STAFFORD RD		148 021 0000	R	RR50	3.0600	Residential Vacant Land	07/29/2022	190,000
20090046	VO ANTIONE	126	STAFFORD RD		148 021 0003	R	RR50	7.9700	Residential Vacant Land	07/29/2022	190,000
20090044	VO ANTIONE	128	STAFFORD RD		148 021 0001	R	RR50	3.0000	Residential Vacant Land	07/29/2022	190,000
20090045	VO ANTIONE	130	STAFFORD RD		148 021 0002	R	RR50	3.0100	Residential Vacant Land	07/29/2022	190,000
00004500	WILLIAMS STEPHEN D		TRIPP RD		004 002 0000	RAR	RR65	13.2300	Residential Vacant Land	01/03/2022	30,000
00169419	MCAULEY IAN + SARAH		VIEW POINT LN		039 005 0007	RAR	RR95	13.4800	Residential Vacant Land	09/12/2022	315,000

Valid State	Valid Reval	490 Value	Assessed Value	Appraisal (100%)	Assessment Ratio	Appraisal Ratio	Appraisal - Sale Price
No	No	0	81,680	116,690	0.653	0.067	-8,421
No	No	0	69,430	99,180	0.107	0.847	-550,820
Yes	No	0	90,540	129,350	0.823	-0.176	19,350
Yes	No	0	84,000	120,000	0.673	0.039	-4,900
No	No	0	2,390	3,420	0.038	0.945	-59,180
No	No	1,864	1,300	95,150	0.009	0.366	-54,850
Yes	No	0	89,600	128,000	0.560	0.200	-32,000
Yes	No	0	89,330	127,620	0.662	0.055	-7,380
No	No	0	105,900	151,280	0.706	-0.009	1,280
No	No	0	77,480	110,680	2.924	-3.177	84,180
Yes	No	0	76,730	109,620	0.731	-0.044	4,620
No	No	66,980	116,270	239,610	0.408	0.159	-45,390
No	No	0	121,270	173,240	0.546	0.220	-48,760
Yes	No	0	72,690	103,840	0.582	0.169	-21,160
No	No	0	62,900	89,860	0.393	0.438	-70,140
No	No	0	49,010	70,010	0.561	0.199	-17,390
No	No	5,754	4,020	87,080	0.047	-0.025	2,080
No	No	0	59,790	85,410	1.708	-1.440	50,410
No	No	4,307	3,020	131,500	0.020	0.123	-18,500
No	No	0	57,550	82,220	0.935	-0.336	20,670
No	No	0	59,910	85,590	0.315	0.550	-104,410
No	No	0	68,890	98,420	0.363	0.482	-91,580
No	No	0	58,860	84,080	0.310	0.558	-105,920
No	No	0	58,880	84,110	0.310	0.557	-105,890
No	No	0	41,230	58,900	1.374	-0.963	28,900
Yes	No	0	207,390	296,270	0.658	0.060	-18,730

Parcel Id	Owner	Street No	Street Name	Unit	MBL	Zone	NHBD	Acres	Primary Use	Sale Date	Sale Price
00005100	ZANKS LEON J JR + COLE SHAUN +	53	WAPPING WOOD RD		005 006 0000	RAR	RR50	29.2000	Residential Vacant Land	11/29/2021	19,470
00450000	GREENWOOD DANIEL J + KRISTINA K		WEBSTER RD		165 008 0000	RAR	RR65	4.3000	Residential	03/14/2022	150,000
00449600	GREENWOOD DANIEL J + KRISTINA K		WEBSTER RD		165 004 0014	RAR	RR65	16.7600	Residential Vacant Land	03/14/2022	150,000
20220003	GRAVEL SHAUN E	163	WEBSTER RD		185 001 0002	RAR	RR65	3.5400	Residential Vacant Land	09/06/2022	89,900
<b>Total</b>	<b>Total Sales:</b>	<b>30</b>									

Valid State	Valid Reval	490 Value	Assessed Value	Appraisal (100%)	Assessment Ratio	Appraisal Ratio	Appraisal - Sale Price
No	No	33,068	23,150	155,760	1.189	-7.000	136,290
No	No	4,692	3,280	106,070	0.022	0.293	-43,930
No	No	5,486	3,840	147,770	0.026	0.015	-2,230
No	No	0	71,650	102,360	0.797	-0.139	12,460
			<b>1911980</b>		<b>0.615</b>		