

TOWN OF VESTAL 2018 GRIEVANCE: VACANT LAND SALES

| NBHD | PCC | LOCATION | AC | FF | DEPTH | LV | AV | SALE DATE | SALE PRICE | SP/AC | SP/SF |
|-------------|------------|-----------------------|-----------|-----------|--------------|-----------|-----------|------------------|-------------------|--------------|--------------|
| 48001 | 311 | 119 Earl Rd | 0.58 | 20.04 | 0 | \$15,800 | \$15,800 | 7/9/2016 | \$12,500 | \$21,552 | \$0.49 |
| 48002 | 311 | 424 Elmhaven Dr | 0.28 | 100 | 125 | \$5,600 | \$5,600 | 2/13/2017 | \$7,000 | \$25,000 | \$0.57 |
| 48002 | 311 | 941 Vestal Pkwy W | 0.19 | | | \$3,700 | \$3,700 | 5/22/2014 | \$20,000 | \$105,263 | \$2.42 |
| 48010 | 311 | 530 Castleman Rd | 3.63 | | | \$34,400 | \$34,400 | 4/18/2014 | \$35,000 | \$9,642 | \$0.22 |
| 48010 | 314 | 2591 Glenwood Rd | 3.93 | 0 | 0 | \$7,400 | \$7,400 | 3/11/2016 | \$12,500 | \$3,181 | \$0.07 |
| 48010 | 314 | 150 Grippen Hill Rd | 10.03 | | | \$60,100 | \$60,100 | 7/18/2015 | \$73,000 | \$7,278 | \$0.17 |
| 48010 | 311 | 197 Grippen Hill Rd | 1.5 | 0 | 0 | \$11,300 | \$11,300 | 2/16/2015 | \$11,250 | \$7,500 | \$0.17 |
| 48010 | 311 | 591 Jones Rd | 1.71 | | | \$25,300 | \$25,300 | 9/6/2016 | \$25,000 | \$14,620 | \$0.34 |
| 48010 | 314 | 745 Jones Rd | 5.45 | | | \$53,400 | \$53,400 | 1/28/2015 | \$69,000 | \$12,661 | \$0.29 |
| 48010 | 322 | 75 Kilmer Rd | 14.3 | 0 | 0 | \$68,600 | \$68,600 | 7/2/2014 | \$67,000 | \$4,685 | \$0.11 |
| 48010 | 314 | 155 Knight Rd | 24.6 | | | \$89,200 | \$89,200 | 9/15/2014 | \$101,000 | \$4,106 | \$0.09 |
| 48010 | 311 | 356 Knight Rd | 3.11 | 0 | 0 | \$35,800 | \$35,800 | 11/8/2017 | \$30,000 | \$9,646 | \$0.22 |
| 48010 | 322 | 324 Knight Rd | 18.39 | 0 | 0 | \$47,000 | \$47,000 | 10/2/2014 | \$30,000 | \$1,631 | \$0.04 |
| 48010 | 322 | 324 Knight Rd | 18.39 | 0 | 0 | \$47,000 | \$47,000 | 12/26/2017 | \$47,500 | \$2,583 | \$0.06 |
| 48010 | 322 | 375 Ridge Rd | 39.98 | 0 | 0 | \$120,000 | \$120,000 | 7/1/2015 | \$105,000 | \$2,626 | \$0.06 |
| 48010 | 311 | 380 State Line Rd | 0.18 | 980 | 27.35 | \$1,800 | \$1,800 | 3/3/2015 | \$1,800 | \$10,000 | \$0.23 |
| 48010 | 322 | 120 Underwood Rd | 45.79 | | | \$114,300 | \$114,300 | 4/23/2014 | \$135,000 | \$2,948 | \$0.07 |
| 48010 | 311 | 155 Underwood Rd | 1.98 | 0 | 0 | \$27,400 | \$27,400 | 12/29/2016 | \$18,500 | \$9,343 | \$0.21 |
| 48010 | 322 | 237 Underwood Rd | 68.42 | 0 | 0 | \$159,400 | \$159,400 | 12/5/2014 | \$190,000 | \$2,777 | \$0.06 |
| 48010 | 311 | 380 State Line Rd | 0.18 | | | \$1,800 | \$1,800 | 3/3/2015 | \$1,800 | \$10,000 | \$0.23 |
| 48011 | 311 | 1348 Cameron Ln | 0.27 | 76 | 150 | \$16,000 | \$15,200 | 8/13/2014 | \$38,000 | \$140,741 | \$3.23 |
| 48011 | 311 | 1333 Cameron Ln | 0.38 | 66.4 | 217 | \$16,500 | \$15,700 | 6/29/2017 | \$15,000 | \$39,474 | \$0.91 |
| 48011 | 311 | 1337 Cameron Ln | 0.27 | 97 | 161 | \$16,000 | \$15,200 | 6/29/2017 | \$15,000 | \$55,556 | \$1.28 |
| 48011 | 311 | 4008 Fuller Hollow Rd | 0.55 | 124.5 | 194.51 | \$31,000 | \$29,500 | 5/13/2015 | \$20,000 | \$36,364 | \$0.83 |
| 48011 | 322 | 3924 Fuller Hollow Rd | 13.54 | 0 | 0 | \$102,500 | \$102,500 | 5/13/2016 | \$110,000 | \$8,124 | \$0.19 |
| 48012 | 311 | 441 Denal Way | 0.66 | | | \$24,600 | \$24,600 | 12/8/2014 | \$37,000 | \$56,061 | \$1.29 |
| 48012 | 311 | 441 Denal Way | 0.66 | | | \$24,600 | \$24,600 | 5/27/2016 | \$40,000 | \$60,606 | \$1.39 |
| 48012 | 311 | 449 Denal Way | 0.22 | | | \$12,300 | \$12,300 | 12/17/2014 | \$21,000 | \$95,455 | \$2.19 |
| 48012 | 311 | 403 Harvard St | 0.19 | 125 | 190 | \$1,900 | \$1,900 | 12/14/2015 | \$8,000 | \$42,105 | \$0.97 |
| 48012 | 311 | 3202 Knapp Rd | 0.31 | 113.8 | 0 | \$3,500 | \$3,400 | 7/21/2017 | \$6,500 | \$20,968 | \$0.48 |
| 48012 | 311 | 916 Rano Blvd | 0.36 | | | \$9,900 | \$9,900 | 7/21/2017 | \$9,000 | \$25,000 | \$0.57 |

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|-------|-----|--------------------|-------|-------|--------|----|-----------|-----------|------------|-----------|-----------|--------|
| 48012 | 314 | 214 Southwood Dr | 0.46 | | | | \$38,800 | \$38,800 | 3/19/2014 | \$75,000 | \$163,043 | \$3.74 |
| 48019 | 311 | 1708 Vestal Rd | 0.17 | 50 | 150 | | \$3,300 | \$3,300 | 2/23/2016 | \$5,500 | \$32,353 | \$0.74 |
| 48020 | 311 | 1932 Glenwood Rd | 1.54 | 0 | 0 | | \$11,050 | \$11,050 | 12/7/2015 | \$10,500 | \$6,818 | \$0.16 |
| 48020 | 311 | 2068 Glenwood Rd | 4.78 | | | | \$40,500 | \$40,500 | 1/30/2017 | \$25,000 | \$5,230 | \$0.12 |
| 48020 | 311 | 2100 Glenwood Rd | 1.09 | | | | \$8,200 | \$8,200 | 10/24/2014 | \$6,500 | \$5,963 | \$0.14 |
| 48020 | 311 | 349 Kane Dr | 0.37 | 102.3 | 0 | | \$7,400 | \$7,400 | 10/1/2015 | \$14,000 | \$37,838 | \$0.87 |
| 48020 | 312 | 1215 Main St | 0.23 | 50 | 190 | | \$2,300 | \$2,900 | 1/22/2016 | \$4,000 | \$17,391 | \$0.40 |
| 48020 | 311 | 1824 NYS Rte 26 S | 0.73 | 170 | 163.17 | | \$14,600 | \$14,600 | 1/3/2015 | \$4,600 | \$6,301 | \$0.14 |
| 48020 | 312 | 2996 NYS Rte 26 S | 0.67 | 185 | 141 | | \$2,900 | \$18,000 | 12/2/2016 | \$26,500 | \$39,552 | \$0.91 |
| 48020 | 322 | 2915 NYS Rte 26 S | 14.18 | 0 | 0 | | \$28,400 | \$28,400 | 6/16/2016 | \$20,000 | \$1,410 | \$0.03 |
| 48020 | 311 | 145 Park Ave | 0.21 | 60 | 147.9 | | \$1,100 | \$1,100 | 7/10/2015 | \$1,500 | \$7,143 | \$0.16 |
| 48030 | 311 | 225 Clifford Dr | 0.55 | 150 | 160 | | \$11,000 | \$11,000 | 12/22/2015 | \$10,000 | \$18,182 | \$0.42 |
| 48050 | 311 | 141 Bunn Hill Rd | 8.89 | | | | \$65,000 | \$65,000 | 10/21/2016 | \$60,000 | \$6,749 | \$0.15 |
| 48050 | 311 | 543 Bunn Hill Rd | 2.68 | 0 | 0 | | \$35,000 | \$35,000 | 12/16/2015 | \$35,000 | \$13,060 | \$0.30 |
| 48050 | 322 | 229 Bunn Hill Rd | 21.8 | 0 | 0 | | \$34,900 | \$34,900 | 5/1/2017 | \$34,900 | \$1,601 | \$0.04 |
| 48050 | 322 | 231 Foster Rd | 86.52 | | | | \$202,500 | \$202,500 | 1/24/2014 | \$198,000 | \$2,288 | \$0.05 |
| 48050 | 312 | 440 Foster Rd | 13.53 | 0 | 0 | | \$72,900 | \$78,500 | 12/16/2015 | \$106,000 | \$7,834 | \$0.18 |
| 48050 | 314 | 345 Foster Rd | 9.09 | 0 | 0 | | \$70,000 | \$70,000 | 3/24/2017 | \$60,000 | \$6,601 | \$0.15 |
| 48050 | 322 | 264 Foster Rd | 45.65 | | | | \$103,800 | \$103,800 | 1/24/2014 | \$102,000 | \$2,234 | \$0.05 |
| 48050 | 322 | 264 Foster Rd | 45.65 | 0 | 0 | | \$103,800 | \$103,800 | 3/1/2016 | \$142,500 | \$3,122 | \$0.07 |
| 48050 | 311 | 1201 Holly Hill Rd | 16.4 | | | | \$97,800 | \$97,800 | 10/4/2016 | \$115,000 | \$7,012 | \$0.16 |
| 48050 | 311 | Holly Hill Rd Rear | 0.95 | 0 | 0 | | \$11,800 | \$11,800 | 8/11/2016 | \$18,000 | \$18,947 | \$0.43 |
| 48050 | 311 | 788 Jensen Rd | 0.92 | | | | \$11,300 | \$11,300 | 12/3/2014 | \$13,000 | \$14,130 | \$0.32 |
| 48050 | 311 | 810 Jensen Rd | 2.27 | 0 | 0 | | \$28,400 | \$28,400 | 8/13/2014 | \$32,000 | \$14,097 | \$0.32 |
| 48050 | 311 | 217 Pierce Hill Rd | 0.23 | | | | \$5,000 | \$5,000 | 3/3/2016 | \$5,000 | \$21,739 | \$0.50 |
| 48050 | 311 | 500 Skyline Dr | 1.19 | | | | \$27,400 | \$27,400 | 3/12/2014 | \$37,300 | \$31,345 | \$0.72 |
| 48055 | 311 | 85 Nelson Rd | 5.5 | | | | \$14,600 | \$14,600 | 2/24/2015 | \$54,000 | \$9,818 | \$0.23 |

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|------------------------------|------------|-----------------|----------------|-----------|-----------|--------------|-------------|-------------|------------------|-------------------|--------------|--------------|
| 48100 | 311 | 100 | Briar View Rd | 0.6 | | | \$54,200 | \$54,200 | 12/23/2016 | \$66,000 | \$110,000 | \$2.53 |
| 48100 | 311 | 105 | Briar View Rd | 0.64 | | | \$52,300 | \$52,300 | 8/11/2016 | \$62,100 | \$97,031 | \$2.23 |
| 48100 | 311 | 11 | Countrygate Pl | 2.08 | 0 | 0 | \$100,400 | \$95,400 | 12/17/2014 | \$50,000 | \$24,038 | \$0.55 |
| 48100 | 311 | 27 | Countrygate Pl | 2.1 | 0 | 0 | \$90,800 | \$90,800 | 2/16/2017 | \$68,000 | \$32,381 | \$0.74 |
| 48100 | 311 | 19 | Countrygate Pl | 2.09 | | | \$95,500 | \$95,500 | 4/6/2017 | \$68,000 | \$32,536 | \$0.75 |
| 48100 | 311 | 80 | Foster Rd | 1.03 | | | \$42,800 | \$42,800 | 2/4/2018 | \$55,000 | \$53,398 | \$1.23 |
| 48100 | 311 | 100 | Michael St | 0.52 | 119 | 150 | \$48,500 | \$48,500 | 9/29/2015 | \$78,000 | \$150,000 | \$3.44 |
| 48100 | 311 | 110 | Michael St | 0.39 | | | \$44,300 | \$44,300 | 8/28/2015 | \$47,000 | \$120,513 | \$2.77 |
| 48100 | 311 | 113 | Michael St | 0.34 | | | \$42,900 | \$42,900 | 10/27/2015 | \$50,000 | \$147,059 | \$3.38 |
| 48100 | 311 | 121 | Red Fox Run Rd | 0.58 | | | \$46,400 | \$46,400 | 6/10/2014 | \$48,000 | \$82,759 | \$1.90 |
| 48100 | 311 | 134 | Red Fox Run Rd | 1.9 | 120.4 | 0 | \$65,200 | \$65,200 | 12/15/2014 | \$55,000 | \$28,947 | \$0.66 |
| Commercial Land Sales | | | | | | | | | | | | |
| 48400 | 330 | 1900 | Vestal Pkwy W | 3.26 | | | \$307,600 | \$307,600 | 11/16/2017 | \$315,000 | \$96,626 | \$2.22 |
| 48500 | 330 | 139 | N Jensen Rd | 1.09 | | | \$340,000 | \$340,000 | 9/15/2017 | \$300,000 | \$275,229 | \$6.32 |
| 48500 | 330 | 3512 | Vestal Pkwy E | 1.89 | | | \$470,000 | \$470,000 | 10/19/2016 | \$1,563,050 | \$827,011 | \$18.99 |
| | 330 | 3504 | Vestal Pkwy E | 0.76 | | | \$35,200 | \$35,200 | 10/19/2016 | \$586,950 | \$772,303 | \$17.73 |
| | 330 | 2545 | Vestal Pkwy E | 3.38 | | | \$1,245,000 | \$1,245,000 | 11/24/2015 | \$4,100,000 | \$1,213,018 | \$27.85 |
| 48600 | 330 | 100 | Plaza Dr | 0.76 | | | \$354,000 | \$354,000 | 2/7/2017 | \$740,000 | \$973,684 | \$22.35 |