

TOWN OF EASTON

VACANT LAND INVENTORY AND VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

VACANT LAND SALES FROM JANUARY 1, 2020 TO DECEMBER 31, 2021

The information included in this report was printed as of February 28, 2022

The information in this publication includes valid vacant land transactions entered
in the Real Property System at the Town of Easton Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
NBHD Code	=	Neighborhood Code
Prop Class	=	Property Class Code (see next page for descriptions).
Prelim 2022 Assessment	=	The current land assessment on the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Front Footage	=	The front footage of the lot for the parcel.
Depth	=	The depth of the lot for the parcel.
Acres	=	Lot size of the parcel.

Property Class Code Descriptions

- 311 = Residential Vacant Land
- 312 = Residential Land Including a small improvement
- 314 = Rural Vacant lots with 10 Acres or Less
- 315 = Underwater Vacant Land
- 320 = Rural
- 321 = Abandoned Agricultural Land
- 322 = Residential Vacant Land with Over 10 Acres
- 323 = Other Rural Vacant Lands
- 330 = Commercial Vacant Land
- 331 = Commercial Vacant Land with minor improvements
- 340 = Industrial Vacant Land
- 341 = Industrial Vacant Land with minor improvements
- 380 = Public Utility Vacant Land

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
277.-1-13.2	99 Wager Ln	26029	330			\$102,500	34.77 ac.
237.-1-3.1	Battenkill River	26200	314			\$39,100	0.80 ac.
237.-1-7	Battenkill River	26200	322			\$65,700	12.40 ac.
237.-2-13	Battenkill River	26002	330			\$16,700	0.84 ac.
287.-1-17.4	Beadle Hill Rd	26200	314			\$27,100	2.60 ac.
287.-1-17.5	Beadle Hill Rd	26200	314			\$25,500	1.50 ac.
260.-1-23.3	Becker Rd	26200	311			\$12,400	0.33 ac.
269.-1-12.6	Becker Rd	26200	314			\$12,200	6.60 ac.
261.-1-16	Birch Rd	26200	321			\$72,800	46.90 ac.
245.-1-23.4	Birch Hollow Rd	26200	322			\$43,800	10.40 ac.
245.-1-22.3	Birch Hollow Rd	26200	323			\$41,500	9.27 ac.
261.-1-2	653 Brownell Rd	26200	312			\$45,400	7.00 ac.
253.-1-24	729 Brownell Rd	26200	312			\$283,800	180.60 ac.
261.-1-19	585 Brownell Rd	26200	314			\$40,700	9.00 ac.
261.-1-9	655 Brownell Rd	26200	321			\$32,100	16.56 ac.
261.-1-17.4	Brownell Rd	26200	322			\$31,500	5.56 ac.
261.-1-6	Brownell Rd	26200	322			\$68,800	23.20 ac.
261.-1-7	Brownell Rd	26200	322			\$40,700	9.40 ac.
261.-1-8	Brownell Rd/w Off	26200	314			\$19,000	9.98 ac.
261.-1-5	Brownell Rd/w Off	26200	321			\$5,800	3.39 ac.
261.-1-12.4	737 Brownell Road	26200	311			\$29,300	3.13 ac.
236.-1-16.2	Bulson Rd	26200	311			\$27,700	2.34 ac.
236.-1-8.2	Bulson Rd	26200	314			\$27,500	2.24 ac.
236.-1-8.3	Bulson Rd	26200	314			\$27,500	2.24 ac.
236.-2-3.12	Bulson Rd	26200	314			\$41,300	0.80 ac.
236.-2-3.1	199 Bulson Rd	26200	314			\$44,100	1.15 ac.
236.-1-7	Bulson Rd	26200	322			\$73,900	25.44 ac.
236.-1-8	Bulson Rd	26200	322			\$105,600	41.31 ac.
245.-1-16	Burton Rd	26200	314			\$27,200	2.09 ac.
252.-2-24	Burton Rd/s Off	26200	314			\$8,600	4.31 ac.
244.-2-7	Burton Rd/w Off	26200	322	3/18/21	\$20,000	\$19,500	10.27 ac.
237.-2-4.1	Cambridge Rd	26001	322			\$102,200	39.60 ac.
237.-1-1.1	Cambridge Rd/n Off	26200	314			\$7,000	0.15 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
237.-1-10	Center Falls Rd	26200	322			\$47,800	3.50 ac.
237.-1-11	Center Falls Rd	26200	322			\$48,800	12.90 ac.
237.-1-6.1	Center Falls Rd/e Off	26029	331			\$38,300	0.10 ac.
252.-1-12	485 Cheese Factory Rd	26200	312			\$89,800	1.57 ac.
251.-1-17.3	185 Cheese Factory Rd	26200	322			\$45,700	11.37 ac.
252.-1-17	Cheese Factory Rd/n	26200	321			\$28,600	2.80 ac.
251.-1-20	Cheese Factory Rd/n	26200	322			\$96,700	36.85 ac.
251.-1-24	Cheese Factory Rd/n	26200	322			\$63,800	20.39 ac.
251.-1-19	Cheese Factory Rd/w	26200	322			\$49,400	13.18 ac.
245.-2-26.3	Colonel Baum Rd	26200	314			\$2,800	0.05 ac.
245.-2-26.2	160 Colonel Baum Rd	26200	322			\$71,200	24.09 ac.
245.-2-26.4	Colonel Baum Road	26200	311			\$26,400	1.71 ac.
287.-1-12	Colonel Burch Rd	26200	314	9/30/20	\$44,000	\$27,600	2.30 ac.
287.-1-12.1	Colonel Burch Rd	26200	314			\$31,000	4.70 ac.
287.-1-20	Colonel Burch Rd/w	26200	322			\$7,900	10.80 ac.
269.-2-1.2	Cooke Hollow Rd	26200	312			\$111,400	43.83 ac.
270.-2-10	Cooke Hollow Rd	26200	322			\$96,800	36.90 ac.
235.-1-17	County Route 113	26200	311			\$25,400	1.20 ac.
243.-1-3.2	County Route 113	26200	311			\$34,700	2.37 ac.
259.-1-52.1	County Route 113	26200	311			\$6,300	0.32 ac.
276.-1-15	County Route 113	26200	311			\$36,400	8.10 ac.
276.-1-9.2	County Route 113	26200	311			\$9,400	0.23 ac.
268.-1-14.5	County Route 113	26200	312			\$44,800	5.10 ac.
285.-1-41	County Route 113	26200	312			\$59,500	12.30 ac.
285.-1-43	761 County Route 113	26200	312			\$301,100	140.20 ac.
243.-1-6.1	2349 County Route 113	26200	312			\$355,000	2.84 ac.
235.-1-17.1	County Route 113	26200	314			\$16,300	0.46 ac.
235.-1-2.8	County Route 113	26200	314			\$3,900	1.95 ac.
235.-1-3	County Route 113	26200	314			\$26,000	1.50 ac.
259.-1-33.4	County Route 113	26200	314	6/17/20	\$14,000	\$26,900	1.97 ac.
259.-1-36	County Route 113	26200	314			\$26,000	1.50 ac.
285.-1-18	County Route 113	26200	314			\$27,300	2.66 ac.
285.-1-19	County Route 113	26200	314			\$8,500	0.20 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
243.-1-11.1	2526 County Route 113	26200	314			\$27,200	2.12 ac.
227.-1-19.6	County Route 113	26200	322			\$54,100	15.54 ac.
227.-1-19.7	County Route 113	26200	322			\$38,200	19.10 ac.
235.-1-2.7	County Route 113	26200	322			\$5,900	2.94 ac.
243.-1-3.3	County Route 113	26200	322			\$71,400	24.20 ac.
243.-1-3.1	2310 County Route 113	26200	322			\$67,400	12.86 ac.
235.-1-2.3	County Route 113	26029	330			\$7,900	0.18 ac.
235.-1-2.9	County Route 113	26029	330			\$200,300	106.59 ac.
259.-1-59	County Route 113	26300	380			\$224,200	127.10 ac.
259.-1-59.-1	County Route 113	26300	380			\$8,102	0.00 x 0.00
259.-1-59.-2	County Route 113	26300	380			\$20,833	18.70 ac.
259.-1-59.-3	County Route 113	26300	380			\$27,083	13.80 ac.
259.-1-59.4	County Route 113	26300	380			\$94,000	40.30 ac.
251.-1-23	County Route 113/E	26200	321			\$27,700	2.34 ac.
276.-1-3	County Route 113/E	26200	322			\$42,400	21.70 ac.
259.-1-49	County Route 113/W	26200	311			\$25,300	0.33 ac.
259.-1-58	County Route 113/W	26200	311			\$14,200	0.39 ac.
285.-1-4.1	County Route 54	26200	311			\$17,800	0.52 ac.
285.-1-6	County Route 54	26200	314			\$8,400	4.20 ac.
285.-1-44	County Route 54	26200	321			\$41,800	9.40 ac.
285.-1-3.3	County Route 54 N/off	26029	330			\$160,700	68.15 ac.
286.-1-31	County Route 54/N	26200	314			\$37,300	7.17 ac.
285.-1-7	County Route 54/N	26200	322			\$49,000	25.00 ac.
285.-1-3.2	County Route 54/off	26029	330			\$34,700	0.97 ac.
245.-1-27	County Route 74	26200	311			\$6,100	0.12 ac.
253.-1-16.7	County Route 74	26200	314			\$27,600	2.30 ac.
253.-1-30	County Route 74	26200	314			\$18,000	1.00 ac.
261.-1-11	County Route 74	26200	322			\$32,700	20.00 ac.
237.-1-8	204 Cozy Hollow Rd	26200	311			\$46,300	2.60 ac.
252.-2-14.1	Dead End Ln	26200	312			\$96,000	29.56 ac.
252.-2-14	Dead End Ln	26200	321			\$80,400	28.70 ac.
259.-1-45	68 Deerfield Ln	26200	311			\$38,000	0.28 ac.
259.-1-51	111 Deerfield Ln	26200	311			\$13,200	0.34 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
259.-1-57	Deerfield Ln	26200	322			\$90,500	47.10 ac.
253.-1-16	Easton Station Rd	26200	314			\$32,000	4.50 ac.
237.-2-9.1	Eddy St	26001	311			\$21,900	0.41 ac.
237.10-2-3	24 Eddy St	26001	311			\$36,000	1.50 ac.
237.10-1-5	31 Eddy St	26001	311			\$36,000	1.50 ac.
237.10-1-27	79 Eddy St	26001	311			\$23,800	5.41 ac.
237.-2-6.4	Eddy St	26001	312			\$11,300	0.18 ac.
235.-2-3.6	General Fellows Rd	26200	311			\$28,200	2.67 ac.
235.-2-2.2	General Fellows Rd	26200	314			\$28,700	2.84 ac.
235.-1-2.10	General Fellows Rd	26029	330			\$7,000	0.15 ac.
235.-2-2	General Fellows Rd	26300	340			\$46,000	11.50 ac.
235.-2-3.1	212 General Fellows Rd	26300	340			\$42,500	9.77 ac.
278.-1-28.1	Gifford Rd	26200	321			\$28,400	2.70 ac.
278.-1-24	Gifford Rd/e Off	26200	314			\$7,400	3.68 ac.
269.-1-43.1	Grove Rd	26200	311			\$39,700	8.36 ac.
236.-2-20	Hegeman Bridge Rd	26200	314			\$22,700	0.33 ac.
236.-2-3.13	Hegeman Bridge Rd	26200	314			\$25,200	1.09 ac.
260.-1-19.3	Herrington Hill Rd	26200	312			\$17,000	9.01 ac.
261.-1-4	Herrington Hill Rd	26200	312			\$220,300	147.49 ac.
260.-1-19.5	Herrington Hill Rd	26200	314			\$28,300	2.64 ac.
253.-1-26	465 Herrington Hill Rd	26200	314			\$28,200	2.60 ac.
253.-1-25.1	Herrington Hill Rd	26200	321			\$35,000	6.01 ac.
261.-1-1.7	Herrington Hill Rd	26200	322			\$80,800	28.91 ac.
261.-1-3	Herrington Hill Rd	26200	322			\$33,000	5.00 ac.
260.-1-19.4	Herrington Hill Rd/n	26200	314			\$18,200	9.62 ac.
269.-2-12.10	Hoag Rd	26200	311			\$3,900	0.07 ac.
269.-2-12.6	Hoag Rd	26200	311			\$27,000	2.01 ac.
269.-2-12.5	Hoag Rd	26200	314			\$26,000	1.50 ac.
278.-1-38.2	Hoag Rd	26200	314			\$33,500	5.25 ac.
278.-1-40	Hoag Rd	26029	330			\$5,300	0.08 ac.
227.-1-19.8	Hogsback Rd Off E	26200	312			\$52,200	10.19 ac.
278.-1-10.3	Ives Hill Rd	26200	311			\$20,200	0.68 ac.
278.-1-7.4	Ives Hill Rd	26200	312			\$27,500	2.00 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
278.-1-5	122 Ives Hill Rd	26200	323			\$42,600	9.80 ac.
287.-1-10.2	Lees Crossing Rd	26200	322			\$45,400	13.85 ac.
287.-1-10.1	Lees Crossing Off Rd	26200	322			\$38,500	13.78 ac.
236.-2-7.9	Louse Hill Rd	26200	314			\$37,300	7.90 ac.
236.-2-7.6	Louse Hill Rd	26300	380			\$28,800	2.90 ac.
237.-2-14	Louse Hill Rd/n Off	26001	314			\$21,600	4.29 ac.
237.-2-14.1	Louse Hill Rd/n Off	26002	380			\$25,000	1.00 ac.
277.-1-11.2	193 McGowan Rd	26200	312			\$92,600	24.43 ac.
277.-1-11.1	McGowan Rd	26200	321			\$103,700	43.30 ac.
269.-1-36	35 Meeting House Rd	26200	311			\$25,000	1.00 ac.
269.-1-42.1	Meeting House Rd	26200	314			\$28,600	2.81 ac.
260.-1-12.3	Mountain Rd	26200	311			\$33,500	5.26 ac.
260.-1-15.11	Mountain Rd	26200	314			\$37,300	7.16 ac.
260.-1-15.12	Mountain Rd	26200	314			\$33,800	5.38 ac.
260.-1-15.8	Mountain Rd	26200	314			\$35,400	6.18 ac.
260.-1-15.9	Mountain Rd	26200	314			\$58,700	17.83 ac.
260.-1-12.2	Mountain Rd	26200	322			\$43,200	10.12 ac.
260.-1-15.13	Mountain Rd	26200	322			\$46,800	11.88 ac.
260.-1-15.5	Mountain Rd	26200	322			\$167,700	87.81 ac.
260.-1-15.14	94 Mountain Rd	26200	322			\$54,100	15.53 ac.
252.-2-7	Mountain Rd/e Off	26200	314			\$11,400	5.71 ac.
252.-2-8	Mountain Rd/e Off	26200	314			\$11,400	5.71 ac.
252.-2-9	Mountain Rd/e Off	26200	322			\$28,500	14.25 ac.
260.-1-18	Mountain Rd/e Off	26200	322			\$35,800	18.40 ac.
237.-1-27.1	Old Cambridge Rd	26200	322			\$22,400	11.18 ac.
227.-1-11.5	Old Schuylerville Rd	26200	311			\$27,300	2.17 ac.
227.-1-11.1	Old Schuylerville Rd	26200	321			\$24,300	0.95 ac.
227.-1-24	Old Schuylerville Rd	26200	322			\$96,900	45.90 ac.
236.1-3-12.1	Orchard Dr	26200	312			\$16,400	0.46 ac.
236.1-3-8.1	Orchard Dr	26200	312			\$29,900	0.75 ac.
236.1-3-3	Park Dr	26200	311			\$18,900	0.59 ac.
259.-1-28.5	Sarles Ferry Rd	26200	311			\$27,000	1.98 ac.
276.-1-8	26 Starboard Way	26200	311			\$60,500	0.62 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
236.-1-13	494 State Route 29	26200	311			\$35,800	1.40 ac.
227.-1-33.4	State Route 29	26029	330			\$339,800	58.20 ac.
228.-5-8.9	State Route 29	26029	330			\$226,500	1.75 ac.
228.-5-9.1	State Route 29	26029	330			\$189,000	0.76 ac.
228.-5-9.2	State Route 29	26029	330			\$150,000	0.50 ac.
235.-1-18.1	State Route 29	26029	330			\$57,200	17.08 ac.
227.-1-33.5	189 State Route 29	26029	330			\$240,800	8.91 ac.
228.-5-18	217 State Route 29	26029	330	7/21/21	\$440,000	\$266,100	17.53 ac.
				6/8/21	\$440,000		
228.-5-12.4	473 State Route 29	26029	330	8/10/21	\$235,000	\$235,000	1.37 ac.
228.-5-12.3	481 State Route 29	26029	330			\$225,900	1.47 ac.
228.-5-10	525 State Route 29	26029	330			\$228,200	2.61 ac.
235.-2-4	State Route 29	26029	331			\$385,500	68.00 ac.
236.-1-11	474 State Route 29	26029	331			\$260,000	12.57 ac.
237.-1-22	State Route 372	26200	314			\$12,100	0.32 ac.
245.-2-8	State Route 372	26200	321			\$34,300	5.63 ac.
237.-1-1	State Route 372/N Off	26200	314			\$12,700	0.34 ac.
236.-1-16.3	State Route 40	26200	311			\$27,100	2.05 ac.
236.-2-14	State Route 40	26200	311			\$12,700	0.34 ac.
244.-2-17.1	State Route 40	26200	311			\$26,600	1.80 ac.
259.-1-16.2	1074 State Route 40	26200	311			\$7,300	0.16 ac.
236.-1-26.1	State Route 40	26200	312			\$18,700	0.25 ac.
259.-1-68.1	State Route 40	26200	314			\$36,000	6.51 ac.
244.-1-9.2	State Route 40	26200	322			\$43,000	10.00 ac.
244.-2-10	State Route 40	26200	322			\$10,000	5.50 ac.
244.-2-21	State Route 40	26200	322			\$44,200	10.59 ac.
244.-2-4	State Route 40	26200	322			\$19,100	10.05 ac.
244.-2-6.3	State Route 40	26200	322			\$88,000	44.02 ac.
277.-1-9.3	State Route 40	26200	322			\$41,400	9.19 ac.
244.-2-20	1852 State Route 40	26200	322			\$71,700	24.36 ac.
244.-2-2	1885 State Route 40	26200	322			\$65,800	21.40 ac.
259.-1-19	State Route 40	26029	330			\$16,000	0.45 ac.
286.-1-20.4	State Route 40 E/off	26200	322			\$38,900	10.26 ac.
244.-2-18	State Route 40/E Off	26200	322			\$49,200	25.10 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
244.-2-5	State Route 40/E Off	26200	322			\$13,000	7.00 ac.
244.-2-6.1	State Route 40/E Off	26200	322			\$92,900	46.95 ac.
244.-2-6.2	State Route 40/E Off	26200	322			\$21,400	11.20 ac.
244.-2-8	State Route 40/E Off	26200	322			\$19,000	10.00 ac.
244.-2-9.1	State Route 40/E Off	26200	322			\$9,000	5.00 ac.
244.-2-9.2	State Route 40/E Off	26200	322			\$14,000	7.50 ac.
286.-1-25.2	State Route 40/E Off	26200	322			\$33,400	16.72 ac.
259.-1-62	State Route 40/W Off	26200	311			\$26,600	1.80 ac.
252.-2-12.3	The Intervale Rd	26200	311			\$41,200	9.08 ac.
252.-2-12.4	The Intervale Rd	26200	314			\$13,700	6.86 ac.
252.-2-12.2	The Intervale Rd	26200	321			\$27,000	1.98 ac.
252.-2-6.2	391 The Intervale Rd	26200	322			\$50,400	13.70 ac.
261.-1-35	The Intervale Rd/e Off	26200	322			\$37,000	19.00 ac.
286.-1-15	Valley Falls Rd	26200	312			\$29,000	0.30 ac.
286.-1-14.7	Valley Falls Rd/w Off	26200	314			\$16,700	8.33 ac.
285.-1-11.5	Verbeck Ave	26200	311			\$29,400	3.19 ac.
285.-1-13	Verbeck Ave	26200	322			\$86,500	31.76 ac.
285.-1-14	Verbeck Ave/w Off	26200	314			\$11,700	6.34 ac.
261.-1-23.1	680 Vly Summit Rd	26200	312			\$39,200	7.82 ac.
261.-1-24.1	644 Vly Summit Rd	26200	322			\$9,000	5.00 ac.
261.-1-23.3	Vly Summit Rd/s Off	26200	322			\$20,600	10.80 ac.
253.-1-14.3	Waters Rd	26200	314			\$28,800	2.88 ac.
244.-1-16.2	Wilbur Ave	26200	322			\$51,700	15.41 ac.
235.-2-4.6	Wilbur Ave	26029	331			\$52,000	3.67 ac.
227.-1-6.9	Windy Hill Rd	26200	312			\$28,200	1.14 ac.
228.-5-22.2	Windy Hill Rd	26200	312			\$32,900	5.10 ac.
228.-5-1	97 Windy Hill Rd	26200	312			\$130,600	53.40 ac.
227.-1-6.1	Windy Hill Rd	26200	314			\$26,000	1.50 ac.
228.-5-3.5	Windy Hill Rd	26200	314			\$37,100	7.16 ac.
228.-5-8.12	Windy Hill Rd	26200	314			\$42,600	9.79 ac.
228.-5-8.21	Windy Hill Rd	26200	322			\$64,400	20.70 ac.
228.-5-8.5	10 Windy Hill Rd	26200	322			\$58,100	17.54 ac.
227.-1-6.7	Windy Hill Rd	26200	323			\$32,300	6.00 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2022 Assessment</u>	<u>Land Size</u>
227.-1-5	Windy Hill Rd	26029	330			\$97,600	32.28 ac.
228.-5-8.2	375 Windy Hill Rd	26029	330			\$52,400	9.70 ac.
228.-5-3.2	Windy Hill Rd Off E	26200	314			\$33,400	6.10 ac.
228.-5-6	Windy Hill Rd Off E	26200	321			\$22,800	0.85 ac.
228.-5-26	Windy Hill Rd Off N	26200	322			\$66,200	21.60 ac.
228.-5-8.1	Windy Hill Rd Off E	26029	330			\$29,000	3.00 ac.
228.-5-8.3	Windy Hill Rd Off E	26029	330			\$60,200	18.62 ac.