

VACANT LAND SALES

TOWN OF MANSFIELD

(2014) to (2018)

SALES

<u>DATE</u>	<u>ADDRESS:</u>	<u>LOT#</u>	<u>VOL/PG</u>	<u>ACREAGE</u>	<u>MAP/BLOCK/LOT</u>	<u>SALES PRICE</u>	
2017 GRAND LIST:							
6/25/2018	Middle Tpke	4.45.32	795/800	3.9 AC	4.45.32	\$10,593	11 AC 3.9 AC in Mansfield-excess in Willington-abutter
6/21/2018	Mulberry Rd	18.68.2	795/725	2 AC	18.68.2	\$82,500	2AC sold to abutter survey V42 PG 70
5/9/2018	Greenfield La	Lot 5	794/876	1.60 AC	2/8/56-5	\$135,000	Greenfield Hills Subdivision V24 PG69
4/27/2018	Browns Rd	Dev Lot 1	794/627	2.74 AC	27.78.1-1	\$86,000	Mountain View Estates (Stearns)
2/26/2018	Atwoodville Rd	3A	793/777	4.24 +/-	25.73.7-10	\$12,375	LANDLOCKED PARCEL SOLD TO ABUTTER
2/20/2018	Woodland Rd	Dev Lot 3	793/667	3.15 AC	11.49.4-3	\$48,000	
2/7/2018	Hanks Hill Rd	Parcel 2	793/487	.90 AC	16.62.62	\$80,000	Vacant lot adjacent to 52 Hanks Hill Rd
1/23/2018	Stearns Rd	32.88.7	792/247	192.81	32.88.7	\$967,134	St of CT Purchase of Development rights Stearns Farm
12/19/2017	WORMWOOD HILL RD	LOT 14-2	792/496	2.30 AC	18.70.14-2	\$50,000	REAR LOT - SHARED DRIVEWAY
12/14/2017	RIVERVIEW RD	43&47 RIVERVIEW RD	792/443	.03 AC	38.109.17	\$5,000	BOUNDARY LINE ADJUSTMENT .03 AC BTWN ABUTTERS
11/27/2017	Warrenville Rd	Lot 12-1	792/158	114 +/- AC	19.70.12-1	\$60,000	Land in PA490-sale % of interest ownership
10/30/2017	Windswept La	Lot 1-1 & 1-2	791/611	2.09 & 2.08 AC	23/63/1-1 & 1-2	\$135,000	MERGED LOT BY SURVEY V42 P54
10/17/2017	Mansfield City Rd	Lot 1	791/364	191 AC +/-	21.55.1	\$1,000,000	LAND IN PA490 FARM PURCHASED BY ABUTTER
10/6/2017	Woods Rd	Lot 73 & 72-1	791/217	1 ac + 45.93 ac	36.88.73 + 36.88.72-1	\$95,000	LAND IN PA490 FOREST + SPRING LOT

<u>DATE</u>	<u>ADDRESS:</u>	<u>LOT#</u>	<u>VOL/PG</u>	<u>ACREAGE</u>	<u>MAP/BLOCK/LOT</u>	<u>SALES PRICE</u>	
2016 GRAND LIST:							
9/28/2017	Mansfield Hollow Rd	Lot 16	791/96	11.1 AC	34.110.16	\$17,000	Plottage - land in PA490 Forest -purchased by Abutter
8/3/2017	Bassetts Bridge Rd	Dev Lot 3	790/63	4.91 AC	30.119.9-3	\$30,000	Subdivision
7/25/2017	Stafford Rd	Lot 22	789/771	28 AC	31.88.22	\$110,000	PURCHASED BY ABUTTER
7/25/2017	Woodmont Rd	Dev Lot 9	789/777	1 AC	31.88.21	\$55,000	PURCHASED BY ABUTTER
6/30/2017	Windswept Lane	Lot 3	789/136	2.76 AC	23.62.1-3	\$80,000	Windswept Manor Subdivision
3/30/2017	Windswept Lane	Lot 4B	787/144	2.82 AC	23.62.1-4B	\$75,000	Windswept Manor Subdivision
1/10/2017	Hunting Lodge Rd	Parcel A-Lot 11	785/473	2.61 AC	15.32.11	\$79,000	1ST Cut-Separatist
12/9/2016	Hanks Hill Rd	Lot 75-1	784/853	1.18AC	16.62.75-1	\$85,000	vacant land
10/24/2016	1572 Storrs Rd	Lot 5	783/730	.85 AC	9.24.5	\$40,000	Foundation only - vacant land
10/17/2016	Woodland Rd	Lot 19	783/560	56.9 AC	11.47.19	\$220,000	was in PA490 Forest since 1981
10/13/2016	Gurleyville Rd	Lot 13-1	783/522	.32 AC	16.38.13-1	\$10,000	Purchased by Abutter landlocked-rear acreage
10/11/2016	Orchard Dr	Lot 39	783/410	.40 AC	23.60.39	\$750	Purchased by Abutter
10/3/2016	Storrs Rd	8.15.6;8.15.7;8.15.9-2	783/299	12 AC;.20 AC;2 AC		\$135,000	SALE INCLUDES 3 VACANT PARCELS ON STORRS RD

<u>DATE</u>	<u>ADDRESS:</u>	<u>LOT#</u>	<u>VOL/PG</u>	<u>ACREAGE</u>	<u>MAP/BLOCK/LOT</u>	<u>SALES PRICE</u>	
2015 GRAND LIST:							
12/4/2015	Woodland Rd	Lot 1-A	776/368	2.25 AC	18.66.1-A	\$85,000	Lukas Re Subdivision
12/2/2015	Wormwood Hill Rd	Lot 4	776/328	32.87 AC	11.49.14-4	\$90,000	Purchased by Abutter - Plimpton Estates
2014 GRAND LIST:							
9/2/2015	Sheffield Drive	Lot 22	774/187	.95 AC	27.78.11-22	\$115,000	Chatham Hill Subdivision Sec II
8/19/2015	Monticello Dr	Lot 14	773/860	.92 AC	22.59.25-1	\$75,000	Davis Manor Subdivision Survey V6P80A
6/10/2015	Echo Rd	Lot 2	772/257	.90 AC	29.113.2	\$47,000	On Echo Lake - has garage for 55 Echo Rd
3/17/2015	Higgins Hwy	Lot 14-1	770/779	.8933 AC	31.79.14-1	\$3,500	Purchased from DOT-exempt to taxable
12/16/2014	Mulberry Rd	Lot 1	769-117	4.7 AC	018/0068/1-1A	\$92,000	Mulwood West Subdivision-Dorwart
12/11/2014	Browns Rd	Lot 26-A	769/64	1 AC	31.81.26-A	\$42,500	
12/10/2014	Bassetts Bridge Rd	Lot 2	769-024	2.138 AC	030/0120/0004-2	\$40,000	Lot 2 Naubesatuck Acres
12/4/2014	LaGuardia Lane	Lots 2,3,4,5,6,7,8,9	768-853	19 AC	029/0115/0014	\$325,000	LaGuardia Su WILL BE EXEMPTED
11/20/2014	Mulberry Rd	Lot 3	768-539	2.9 AC	018/0068/1-3	\$68,000	Dorwart Subdivision
11/19/2014	Sheffield	Lot 30	768-514	1.10 AC	027/0078/11-30	\$125,000	Chatham Hill/Sheffield Subdivision
11/14/2014	Chaffeeville Rd (517)	Lot 31	768-435	1.38 AC	017/0065/0031	\$90,000	AKA 517 Chaffeeville Rd - vacant
10/23/2014	Farrell Rd/Hanks Hill	split from 9 Farrell	767/690	8 AC	16.41.7A	\$107,500	Purchased by Joshua's Trust - from taxable to exempt
10/17/2014	Jacob's Hill	rear acreage	767/428	10 AC	33.97.13	\$20,000	Rear lot w/access from Jacob's Hill -had been in as PA490
10/9/2014	Stafford Rd	AC from 228 Stafford	767-291	24280 sf	031/0088/0006	\$11,000	Sold to Abutter @236 Stafford Rd

<u>DATE</u>	<u>ADDRESS:</u>	<u>LOT#</u>	<u>VOL/PG</u>	<u>ACREAGE</u>	<u>MAP/BLOCK/LOT</u>	<u>SALES PRICE</u>	
2013 GRAND LIST:							
9/23/2014	Monticello Dr	Lot 13	766-830	.919 AC	022/0059/0025	\$75,000	Davis Manor Subdivision (1968)
9/15/2014	Wormwood Hill Rd	Lot 6	766-586	7.6 AC	005/0051/1-6	\$60,000	to be combined w lot 7 - Claude McDaniels Farm Land
9/15/2014	Wormwood Hill Rd	Lot 7	766-588	18.3 AC	005/0051/1-7	\$130,000	to be combined with Lot 6 also purchased 9/15/14
6/30/2014	Beacon Hill	Lot 6	764-922	1.051 AC	027/0056/2-6B	\$140,000	Developer to Builder
6/18/2014	Wilbur Cross Way	13-R	764/702	1.24 AC	016/0041/13R	\$125,319	Uconn to Developer Storrs Alliance LLC
3/14/2014	Hillyndale Rd	Lot 4	762-728	2.69 AC	015/0030/031-4	\$60,000	Vacant Lot in Lynwood Section 6 subdivision
3/13/2014	Separatist Rd	Lot B	762-703	2.41 AC	015/0032/11-1	\$79,000	Lot B-corner of Hunting Lodge & Separatist Rd
2/26/2014	Gurleyville Rd	lot 9-1	v.762 pg.462	5.9 AC	011/0049/009-1	\$35,646	purchased by abutter @546 Gurleyville
1/13/2014	Mansfield City Rd	Lot 16	v.761 pg.752	1.212 AC	027/0055/5-16B	\$65,000	WILD ROSE SUBDIVISION PHASE IIA (PART OF JONATHAN LA)
1/13/2014	Bassetts Bridge Rd	Lot 2	v.761 pg.747 & 979	2.331 AC	030/0119/9-2	\$78,000	Mansfield Hollow Estates-Popeleski
12/27/2013	Middle Tpke	Lot 3 & 4 w/esmts	v.761 pg.601	PAR 3=3.598 AC/ PARCEL 4 = 3.72 AC		\$1,416,179	LAND ONLY & split frm 596 & 594 Middle Tpke
12/6/2013	Wormwood Hill Rd	Lot 4	v.761 pg.97	6.4 AC	005/0050/3-4	\$110,000	Wormwood Hill Estates Subdivision
11/26/2013	Wormwood Hill Rd	Lot 9	v.760 pg.424	8.2 AC	005/0051/1-1-9	\$120,000	Wormwood Hill Estates Subdivision
11/26/2013	Merrow Rd	a portion in Coventry	v.760 pg.427	12.6 AC	007/0011/0015	\$45,000	along railroad & wmtc river a portion in Coventry
11/25/2013	Mansfield City Rd	26-56-2	v.760-pg.255	66 AC	026/0056/0002	\$372,000	2009-reval in PA490-17 lot subdivision-Beacon Hill (extension)

<u>DATE</u>	<u>ADDRESS:</u>	<u>LOT#</u>	<u>VOL/PG</u>	<u>ACREAGE</u>	<u>MAP/BLOCK/LOT</u>	<u>SALES PRICE</u>	
2012 GRAND LIST:							
8/6/2013	Bassetts Bridge Rd	Lot 1	v.755 pg.197	2.417 AC	030/0119/9-1	\$78,000	corner of Bassetts Bridge & So Bedlam Rd
7/11/2013	Beacon Hill Dr	Lot 12B	v.753 pg.263	1.3 AC	027/0056/2-12B	\$135,000	Beacon Hill Subdivision
7/3/2013	Beacon Hill Dr	Lot 13B	v.752 pg.007	1.384 AC	027/0056/2-13B	\$140,000	Beacon Hill Subdivision
6/13/2013	Sheffield Dr	Lot 21	v.741 pg.296	.93 AC	027/0078/11-21	\$125,000	Chatham Hill Subdivision
5/15/2013	Gurleyville Rd	Lots 2 & 3	v.749 pg.460	5.26 AC (2)	4.75 AC (3) 11.49.14-2	\$105,000	two lots from Plimpton Subdivision purchased by builder
4/23/2013	Wormwood Hill Rd	Lot 11	v.749 pg.78	6.6 AC	005/0051/1-1-11	\$125,000	Purchased by abutter @828 Wormwood Hill Rd
4/23/2013	Wormwood Hill Rd	Lot 10	v.749 pg.95	9.7 AC	005/0051/1-1-10	\$130,000	Purchased by abutter @828 Wormwood Hill Rd
4/2/2013	Browns Rd	excess rear acreage	v.747 pg.482	1.808 AC	028/0092/0053	\$5,500	acreage from abutter @602 Mans City Rd
3/27/2013	Hanks Hill Rd	Lot 4	v.747 pg. 368	2.1 AC	016/0041/7-4	\$120,000	Clark Estates Hanks Hill & Farrell Rds
3/26/2013	Clover Mill	excess rear acreage	v.747 pg.344	.442 AC	027/0091/0007	\$3,000	.442 rear ac added to abutters property
1/22/2013	Sheffield		v.744 pg.60	1.17 AC	027/0078/11-20	\$110,000	Chatham Hill Subdivision - Sheffield Dr
12/31/2012	22 King Hill Rd	PB4	v.743 pg.91	.773 AC	015/0033/0004	\$475,000	22 King Hill Rd-Vacant Land (hse torn down-2009)
12/31/2012	22 King Hill Rd	PB4	V.743 PG.65-67	.773 AC	015/0033/0004	\$300,000	22 King Hill Rd-Vacant Land (hse torn down-2009)
12/12/2012	Lot 1 Summit Rd	Lot 1	v.742 pg. 29	2.088 AC	011/0046/006-1	\$131,000	Nik Estates Summit Rd
12/27/2012	Mansfield City Rd		v.743 pg. 38	17 AC	021/0055/006A	\$16,000	land locked parcel purchased by town