

TOWN OF CLERMONT

VACANT LAND INVENTORY AND VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

VACANT LAND SALES FROM JANUARY 1, 2021 TO DECEMBER 31, 2023

The information included in this report was printed as of February 26, 2024

The information in this publication includes valid vacant land transactions entered in the Real Property System at the Town of Clermont 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 2024 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 2024 Assessment</u>	<u>Land Size</u>
191.1-1-67.2	Apple Valley Ln	3004	322			\$ 109,900	23.92 ac.
181.-1-21	Buckwheat Rd	3004	314			\$ 187,500	9.50 ac.
181.-1-24	Buckwheat Rd	3004	314			\$ 62,400	1.16 ac.
181.-1-19.110	Buckwheat Rd	3004	322			\$ 6,300	11.50 ac.
181.-1-32.112	Buckwheat Rd	3004	322			\$ 75,500	15.10 ac.
181.-1-32.120	Buckwheat Rd	3004	322			\$ 194,500	55.00 ac.
191.-1-32.112	Cedar Hill Rd	3003	311			\$ 44,500	1.60 ac.
191.-1-32.9	Cedar Hill Rd	3003	311			\$ 124,500	5.30 ac.
191.-1-32.5	348 Cedar Hill Rd	3003	311			\$ 162,200	6.48 ac.
191.1-1-9	192 Cedar Hill Rd	3003	312	12/15/21	\$ 345,500	\$ 416,200	5.30 ac.
191.-1-16.112	Cedar Hill Rd	3004	314			\$ 108,300	4.22 ac.
191.1-1-87	Cedar Hill Rd	3004	322			\$ 270,200	28.20 ac.
191.-1-32.4	Cedar Hill Rd	3004	314			\$ 139,300	6.95 ac.
179.-1-44.4	Cemetery Rd	3003	312			\$ 156,300	7.33 ac.
179.-1-21	95 Cemetery Rd	3003	312			\$ 555,000	5.00 ac.
179.-1-18.112	Cemetery Rd	3004	314			\$ 82,000	3.13 ac.
179.-1-94	Cemetery Rd	3004	314			\$ 123,500	5.90 ac.
179.-2-10	Cemetery Rd	3004	314			\$ 119,000	5.60 ac.
180.-1-27	Cemetery Rd	3004	314			\$ 62,000	1.80 ac.
179.-1-15	Cemetery Rd	3004	322			\$ 581,600	78.20 ac.
179.-1-44.5	Cemetery Rd	3004	322			\$ 455,900	51.96 ac.
179.-1-91	Cemetery Rd	3004	322			\$ 188,000	10.20 ac.
180.-1-11.2	Church Ave	3003	311	3/26/21	\$ 312,500	\$ 260,000	15.00 ac.
192.-1-7.6	70 Commons Rd	3003	311			\$ 122,900	3.86 ac.
192.-1-7.3	70 Commons Rd	3003	312			\$ 508,000	2.00 ac.
192.-1-31.12	Commons Rd	3004	314			\$ 81,000	2.40 ac.
192.-1-95	Commons Rd	3004	314	9/7/23	\$ 155,000	\$ 138,100	7.94 ac.
201.-1-9.200	Commons Rd	3004	314			\$ 81,500	2.59 ac.
192.-1-88	Commons Rd	3004	322			\$ 530,400	57.80 ac.
192.-1-11.1	Commons Rd	3004	314			\$ 98,300	5.25 ac.
192.-1-7.200	Commons Rd. Off	3004	314			\$ 19,500	2.20 ac.
180.-2-43.4	County Route 6	3004	322			\$ 284,400	15.96 ac.
180.-1-16.11	County Rte 6	3004	314			\$ 63,500	1.90 ac.

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202.-1-2.100	Cr 2	3004	314			\$ 30,800	2.80 ac.
191.1-1-54	Cr 6	3004	314			\$ 62,000	1.80 ac.
191.1-1-76	Cr 6 Lot 26	3003	312			\$ 96,300	2.20 ac.
191.1-1-79	Cr 6 Off	3004	314			\$ 5,900	0.31 ac.
159.-1-1	Dales Bridge Rd Off	3004	322			\$ 175,900	13.30 ac.
159.-1-3	Dales Bridge Rd Off	3004	322			\$ 487,000	48.40 ac.
179.-1-55.200	77 Firehouse Rd	3003	312			\$ 205,000	9.92 ac.
159.-1-7	Ford Rd	3004	314	6/6/23	\$ 75,000	\$ 107,000	4.80 ac.
159.-1-10	Ford Rd	3004	322			\$ 624,500	92.50 ac.
159.-1-9	Ford Rd	3004	322			\$ 39,000	26.00 ac.
159.-1-4.2	229 Ford Rd Off	3004	314			\$ 91,200	4.92 ac.
159.-1-4.1	Ford Rd Off	3004	322			\$ 370,600	55.33 ac.
191.-1-32.19	11 Fox Ln	3003	311			\$ 164,700	7.98 ac.
191.-1-32.18	41 Fox Ln	3003	311			\$ 98,000	7.08 ac.
191.-1-32.17	45 Fox Ln	3003	311			\$ 95,000	6.75 ac.
191.-1-32.15	73 Fox Ln	3003	311			\$ 79,000	5.63 ac.
191.-1-32.13	78 Fox Lane	3003	311			\$ 270,800	15.05 ac.
191.-1-32.14	79 Fox Lane	3003	311			\$ 189,000	13.48 ac.
169.-1-6.120	Hill & Dale Rd	3004	322	5/18/22	\$ 164,800	\$ 409,800	32.96 ac.
180.-2-31.5	Hog Trough Rd	3003	311			\$ 103,400	4.56 ac.
180.-2-36.22	Hog Trough Rd	3003	311			\$ 123,500	5.90 ac.
180.-2-31.6	165 Hog Trough Rd	3004	322			\$ 519,700	57.58 ac.
179.-1-7.121	Jug Rd	3004	322			\$ 733,000	62.29 ac.
201.-1-41	Kerley Corners Rd	3004	314			\$ 36,000	1.40 ac.
201.-1-83	Landridge Rd	3004	322			\$ 125,800	10.16 ac.
201.-1-26.21	54 Langridge Rd	3004	314	12/8/21	\$ 170,000	\$ 129,900	5.66 ac.
201.-1-26.22	78 Langridge Rd	3004	314			\$ 160,200	7.68 ac.
201.-1-82	74 Langridge Rd	3004	322	2/14/23	\$ 800,000	\$ 614,500	85.82 ac.
191.-2-89	381 Lasher Rd	3003	312			\$ 505,700	43.50 ac.
200.-1-2	574 Lasher Rd	3003	312	5/31/22	\$ 490,000	\$ 493,300	14.90 ac.
201.-1-35	Maisello Rd	3003	312			\$ 37,700	0.13 ac.
180.-2-4.2	Mill Rd	3004	314			\$ 36,500	1.87 ac.
180.-2-5.111	109 Mill Rd	3004	322			\$ 349,000	25.90 ac.

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191.-2-39	Moores Rd	3003	312			\$ 120,600	2.97 ac.
191.-2-84	83 Moores Rd	3003	312			\$ 685,100	49.50 ac.
191.1-1-46	Moores Rd	3004	314			\$ 80,000	3.00 ac.
191.-2-33	Moores Rd	3004	314			\$ 57,500	1.50 ac.
191.-2-36	Moores Rd	3004	314			\$ 53,000	1.20 ac.
191.-2-87.2	70 Moores Rd	3004	314			\$ 133,500	5.50 ac.
191.1-1-45	Moores Rd	3004	322			\$ 211,300	11.75 ac.
191.1-1-74	Moores Rd	3004	322			\$ 310,400	58.28 ac.
191.-2-87.12	70 Moores Rd	3004	322			\$ 377,600	65.52 ac.
191.-2-35	Moores Rd	3004	314			\$ 56,000	1.40 ac.
191.1-1-29.2	Nevis Rd	3003	311	1/27/22	\$ 225,000	\$ 154,300	7.95 ac.
191.4-1-52	21 Nevis Rd	3003	311			\$ 63,000	1.20 ac.
191.4-1-50	25 Nevis Rd	3003	311			\$ 60,000	1.00 ac.
191.1-1-24	Nevis Rd	3004	314			\$ 74,600	2.64 ac.
191.1-1-96	Nevis Rd	3004	314			\$ 1,400	0.09 ac.
191.-2-95	Nevis Rd	3004	314			\$ 80,000	3.00 ac.
191.4-1-23	Nevis Rd	3004	314			\$ 4,200	3.55 ac.
191.4-2-39	12 Nevis Rd	3004	314			\$ 76,900	2.90 ac.
191.4-2-32	26 Nevis Rd	3004	314			\$ 79,500	2.30 ac.
191.-2-97.2	203 Nevis Rd	3004	314			\$ 125,500	6.03 ac.
191.1-1-11.12	252 Nevis Rd	3004	314			\$ 54,800	1.32 ac.
191.1-1-11.21	252 Nevis Rd	3004	314			\$ 63,100	1.87 ac.
191.1-1-11.22	252 Nevis Rd	3004	314			\$ 64,100	1.94 ac.
191.1-1-29.4	Nevis Rd	3004	322	10/27/23	\$ 450,000	\$ 339,100	21.41 ac.
191.4-1-38	Nevis Rd	3004	322			\$ 114,400	12.25 ac.
190.-1-36.4	Old Road	3003	311			\$ 48,000	0.90 ac.
191.4-2-15	10 Pine Ln	3004	314	8/14/23	\$ 75,000	\$ 69,000	1.60 ac.
201.-1-25.4	160 Pleasant Vale Rd	3003	311			\$ 194,000	8.60 ac.
201.-1-17	Pleasant Vale Rd	3003	312			\$ 380,200	26.50 ac.
201.-1-12	Pleasant Vale Rd	3004	314			\$ 60,000	1.00 ac.
201.-1-13.12	Pleasant Vale Rd	3004	314			\$ 153,000	7.20 ac.
201.-1-28.200	Pleasant Vale Rd	3004	322			\$ 41,500	15.30 ac.
201.-1-2	207 Pleasant Vale Rd	3004	322			\$ 175,500	10.30 ac.

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201.-1-66	Pleasantvale Rd & Cr	3003	380			\$ 431,000	33.20 ac.
191.4-2-27	Quail Ln	3004	314			\$ 75,000	1.60 ac.
201.-1-46.4	Route 19	3003	311			\$ 195,400	7.36 ac.
201.-1-70.112	1788 Route 19	3004	314			\$ 6,800	1.54 ac.
201.-1-71.5	Route 19	3004	322			\$ 472,100	51.69 ac.
191.1-1-4.2	752 Route 6	3001	310			\$ 107,400	4.16 ac.
191.1-1-73	554 Route 6	3003	312			\$ 161,500	5.09 ac.
180.-2-43.3	1187 Route 6	3003	312			\$ 179,500	5.00 ac.
181.-1-26.112	1212 Route 6	3003	312			\$ 188,300	9.35 ac.
181.3-1-9	1248 Route 6	3003	312			\$ 8,500	0.12 ac.
180.-1-19.200	Route 6	3004	314			\$ 39,600	1.61 ac.
180.-1-23	Route 6	3004	314			\$ 15,900	1.16 ac.
181.3-1-7.200	Route 6	3004	314			\$ 86,700	2.78 ac.
191.1-1-57	Route 6	3004	314			\$ 63,500	1.90 ac.
191.1-1-99.12	761 Route 6	3004	314			\$ 76,700	2.78 ac.
180.-1-14	Route 6	3004	322			\$ 141,700	10.93 ac.
180.-2-34	Route 6	3004	322			\$ 400,000	29.00 ac.
190.-1-40.112	Route 6	3004	322			\$ 731,900	128.30 ac.
190.-1-41.2	Route 6	3004	322			\$ 192,500	10.50 ac.
191.-1-14.100	Route 6	3004	322			\$ 203,300	25.53 ac.
180.-2-43.21	1188 Route 6	3004	322			\$ 391,700	44.50 ac.
191.1-1-19.2	Route 6 Rd	3004	322	11/16/22	\$ 200,000	\$ 209,000	11.60 ac.
169.-1-5.100	Route 8	3004	314			\$ 61,100	1.74 ac.
169.-1-6.112	Route 8	3004	314			\$ 102,500	4.50 ac.
180.-2-19	Route 8	3004	314			\$ 56,000	1.40 ac.
180.-2-32.120	Route 8	3004	314			\$ 89,000	5.00 ac.
169.-1-17	Route 8	3004	322			\$ 323,500	15.90 ac.
181.-1-16.111	Route 9	3004	314			\$ 79,200	2.28 ac.
181.-1-16.120	Route 9	3004	314			\$ 84,300	2.62 ac.
191.-1-15.200	Route 9	3004	314			\$ 119,300	4.95 ac.
191.4-2-14	Route 9	3004	314			\$ 16,600	0.76 ac.
200.-1-21.2	1301 Route 9	3004	314			\$ 5,400	0.36 ac.
181.-1-10.120	Route 9	3004	322			\$ 132,000	26.40 ac.

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191.-1-33.111	Route 9	3004	322			\$ 309,000	76.00 ac.
191.-1-38.211	Route 9	3004	322			\$ 17,400	33.72 ac.
191.4-2-1	Route 9	3004	322			\$ 138,500	12.00 ac.
181.-1-26.111	1811 Route 9	3004	322			\$ 293,900	16.89 ac.
179.-1-38.3	Route 9G	3003	311			\$ 131,600	5.77 ac.
179.-1-59.3	Route 9G	3003	311			\$ 108,800	4.25 ac.
190.-1-2	3535 Route 9G	3003	311			\$ 288,900	47.30 ac.
190.-1-33.220	3459 Route 9G	3004	314			\$ 89,000	3.60 ac.
179.-1-28.110	Route 9G	3004	322			\$ 372,800	77.50 ac.
179.-1-28.211	Route 9G	3004	322			\$ 492,000	55.00 ac.
179.-2-11	Scenic Hill Dr	3004	314			\$ 50,000	1.00 ac.
179.-2-13	Scenic Hill Dr	3004	314			\$ 51,500	1.10 ac.
179.-2-14	Scenic Hill Dr	3004	314			\$ 51,500	1.10 ac.
179.-2-15	Scenic Hill Dr	3004	314			\$ 51,500	1.10 ac.
179.-2-2	Scenic Hill Dr	3004	314			\$ 51,500	1.10 ac.
179.-2-3	Scenic Hill Dr	3004	314			\$ 68,000	2.20 ac.
179.-2-6	Scenic Hill Dr	3004	314			\$ 111,500	5.10 ac.
179.-2-7	Scenic Hill Dr	3004	314			\$ 57,500	1.50 ac.
179.-2-8	Scenic Hill Dr	3004	314			\$ 59,000	1.60 ac.
179.-2-9	Scenic Hill Dr	3004	314			\$ 56,000	1.40 ac.
191.4-2-45	Sharon Dr	3004	314	6/1/22	\$ 90,000	\$ 151,500	7.10 ac.
210.-1-20.110	Shields Rd	3004	314			\$ 66,300	2.75 ac.
210.-1-20.120	Shields Rd	3004	314			\$ 69,300	2.95 ac.
200.-1-26	38 South Rd	3003	311			\$ 12,000	1.00 ac.
200.-1-1.112	South Rd Off	3004	322			\$ 322,800	19.78 ac.
181.3-1-6.110	1783 Sr 9	3003	312			\$ 213,000	2.11 ac.
200.-1-20.200	Sr 9 Off	3004	314			\$ 23,500	1.75 ac.
179.-1-8	Sr 9G	3003	312			\$ 154,100	4.00 ac.
200.-1-27	Swamp Rd	3004	314			\$ 7,900	0.11 ac.
200.-1-19	432 Swamp Rd	3004	314			\$ 34,700	0.89 ac.
192.-1-37.122	Trout Creek Rd	3004	314			\$ 72,900	1.86 ac.
201.-1-80.5	82 Turkey	3004	314	9/14/23	\$ 280,000	\$ 119,500	7.63 ac.
202.-1-2.200	Turkey HI	3004	314	5/11/22	\$ 225,000	\$ 84,500	5.30 ac.

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210.-1-8	Turkey Hill Rd	3003	312			\$ 563,700	75.39 ac.
201.-1-51.121	95 Turkey Hill Rd	3003	312			\$ 340,700	19.55 ac.
210.-1-3.221	308 Turkey Hill Rd	3003	312			\$ 228,100	7.34 ac.
210.-1-7	313 Turkey Hill Rd	3003	312			\$ 84,800	2.60 ac.
202.-1-1.200	Turkey Hill Rd	3004	314			\$ 74,000	5.53 ac.
210.-1-23	Turkey Hill Rd	3004	314			\$ 58,700	3.58 ac.
210.-1-25	Turkey Hill Rd	3004	314			\$ 77,400	3.93 ac.
210.-1-26	Turkey Hill Rd	3004	314			\$ 83,400	3.89 ac.
210.-1-5	Turkey Hill Rd	3004	314			\$ 192,000	12.92 ac.
201.-1-80.7	Turkey Hill Rd	3004	322			\$ 187,500	11.50 ac.
210.-1-3.211	240 Turkey Hill Rd	3004	322			\$ 164,000	10.93 ac.
201.-1-52.-2	380 Turkey Hill Rd	3003	380			\$ 217,400	12.60 ac.
201.-1-53.100	Turkey Hill Rd Off	3003	311			\$ 362,400	29.48 ac.
201.-1-28.112	Urubek Rd	3003	312			\$ 486,200	33.67 ac.
191.4-1-17	Vineyard Ct	3004	314	5/13/21	\$ 99,000	\$ 83,900	2.59 ac.
168.-1-10	Woods Rd	3004	314			\$ 34,500	0.78 ac.
179.-1-2.200	Woods Rd	3004	314			\$ 51,500	1.10 ac.
179.-1-7.111	Woods Rd	3004	314			\$ 139,500	5.30 ac.
179.-1-1	794 Woods Rd	3004	314			\$ 107,500	1.50 ac.
179.-1-71	Woods Rd	3001	330			\$ 89,000	2.00 ac.
179.-1-72	Woods Rd	3001	330			\$ 89,000	2.30 ac.
179.-1-67	Woods Rd Off	3001	315			\$ 8,000	1.00 ac.
191.-1-12.12	Wright Rd	3004	314			\$ 79,200	2.28 ac.
191.-1-12.22	Wright Rd	3004	314			\$ 95,000	2.30 ac.
191.-1-12.3	Wright Rd	3004	314			\$ 115,900	5.39 ac.
191.-1-12.4	Wright Rd	3004	314			\$ 65,000	2.00 ac.
191.-1-12.5	Wright Rd	3004	314			\$ 65,000	2.00 ac.