

2026

SPRING ARBOR RURAL RESIDENTIAL VACANT LAND STUDY (4-1-2023 - 3-31-2025)

1 ACRES - West										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
PARMA	9/8/2021	000-06-31-451-002-00	402	2196-78	03-ARM'S LENGTH	\$20,000	0.55	0.00	0.55	\$36,364
PARMA	4/18/2023	000-06-12-127-008-00	402	2229-0374	03-ARM'S LENGTH	\$29,900	1.92	0.00	1.92	\$15,573
PARMA	5/15/2023	000-06-02-376-001-05	402	2230-0393	03-ARM'S LENGTH	\$35,265	1.82	0.00	1.82	\$19,376
SPRING ARBOR	7/26/2021	000-12-17-201-002-19	402	2193-427	03-ARM'S LENGTH	\$29,900	1.50	0.00	1.50	\$19,933
SPRING ARBOR	9/30/2021	000-12-32-326-001-00	402	2197-344	03-ARM'S LENGTH	\$30,000	1.33	0.00	1.33	\$22,556
SPRING ARBOR	11/5/2021	000-12-27-201-001-03	402	2199-1259	03-ARM'S LENGTH	\$16,000	1.12	0.00	1.12	\$14,286
			0	1 ACRES		\$161,065	8.24	0.00	8.24	\$19,547
							1 ACRE			\$20,000
3 ACRES - West										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
CONCORD	4/21/2023	000-11-16-376-001-05	402	2229-439	03-ARM'S LENGTH	\$19,000	2.08	0.00	2.08	\$9,135
CONCORD	10/12/2023	000-11-04-276-001-10	402	2236-1269	19-MULTI PARCEL ARM'S LENGTH	\$26,000	3.02	0.00	3.02	\$8,609
ONONDAGA	3/15/2024	33-13-13-09-100-014	402	2024-006121	03-ARM'S LENGTH	\$36,000	2.29	0.00	2.29	\$15,700
PARMA	12/19/2022	000-06-28-351-001-05	402	2223-0635	03-ARM'S LENGTH	\$30,000	3.65	0.00	3.65	\$8,221
PARMA	8/10/2023	000-06-34-400-001-11	402	2233-1145	03-ARM'S LENGTH	\$25,000	2.38	0.00	2.38	\$10,509
PARMA	3/20/2024	000-06-28-351-001-06	402	2245-0631	03-ARM'S LENGTH	\$32,000	3.80	0.00	3.80	\$8,428
SPRING ARBOR	6/6/2024	000-12-01-201-001-07	402	2247-949	03-ARM'S LENGTH	\$33,000	2.05	0.00	2.05	\$16,098
SPRING ARBOR	6/24/2024	000-12-10-101-001-00	402	2248-888	03-ARM'S LENGTH	\$15,000	2.20	1.20	1.30	\$11,538
SPRING ARBOR	12/14/2023	000-12-26-101-004-03	402	2239-494	03-ARM'S LENGTH	\$25,000	2.65	0.46	2.31	\$10,846
TOMPKINS	3/20/2025	000-02-09-401-001-04	402	2261-0747	03-ARM'S LENGTH	\$33,000	2.91	0.00	2.91	\$11,340
									AVG SA	\$12,827
									USE	\$11,500
			0	3 ACRES		\$274,000	27.03	1.66	25.78	\$10,627
							3 ACRES			\$34,500
5 ACRES - West										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
CONCORD	7/6/2022	000-11-18-226-001-06	402	2215-697	03-ARM'S LENGTH	\$41,000	5.95	0.00	5.95	\$6,891
CONCORD	12/2/2022	000-11-16-402-013-03	402	2222-723	03-ARM'S LENGTH	\$40,000	5.20	0.00	5.20	\$7,692
CONCORD	7/28/2023	000-11-16-402-013-03	402	2233-662	03-ARM'S LENGTH	\$44,000	5.20	0.00	5.20	\$8,462
CONCORD	2/15/2024	000-11-16-276-004-09	402	2241-842	03-ARM'S LENGTH	\$41,000	5.20	0.00	5.20	\$7,885

CONCORD	2/21/2024	000-11-11-201-001-04	402	2241-1299	03-ARM'S LENGTH	\$40,000	4.44	0.00	4.44	\$9,009
PARMA	11/25/2024	000-06-28-351-001-07	402	2255-0927	19-MULTI PARCEL ARM'S LENGTH	\$50,000	6.15		6.15	\$8,129
SPRING ARBOR	4/6/2021	000-12-05-200-001-04 000-12-05-200-001-05 000-12-05-200-001-06	402	2185/0713	20-MULTI PARCEL ARMS LENGTH	\$71,000	7.18	0.00	7.18	\$9,889
SPRING ARBOR	10/8/2021	000-12-22-251-001-02	402	2200-517	03-ARM'S LENGTH	\$52,000	5.60	0.00	5.60	\$9,286
SPRING ARBOR	11/5/2021	000-12-33-251-005-02	402	2199-1233	03-ARM'S LENGTH	\$50,000	5.00	0.00	5.00	\$10,000
SPRING ARBOR	2/7/2022	000-12-23-276-001-01	402	2205-0736	19-MULTI PARCEL ARM'S LENGTH	\$56,640	7.09	0.00	7.09	\$7,989
SPRING ARBOR	10/10/2023	000-12-23-276-001-01	402	2236-1141	03-ARM'S LENGTH	\$56,000	6.82	0.00	6.82	\$8,211
TOMPKINS	5/9/2023	000-02-08-326-001-03	402	2230-0505	03-ARM'S LENGTH	\$35,000	5.01	0.00	5.01	\$6,986
									AVG SA	\$9,075
									USE	\$9,000
				5 ACRES		\$576,640	68.84	39103415.00	68.84	\$8,376
							5 ACRES			\$45,000
10 ACRES - West										
		PARCEL					TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	SALE DATE	CODE	CLASS	LIBER/PAGE		SALE PRICE	ACRES	ACRES	ACRES	PER AC
CONCORD	11/16/2022	000-11-11-200-002-04	402	2221-1169	03-ARM'S LENGTH	\$57,000	10.00	2.23	8.33	\$6,845
CONCORD	11/17/2022	000-11-02-100-001-02	402	2221-1089	03-ARM'S LENGTH	\$48,000	12.71	8.80	6.11	\$7,856
CONCORD	9/24/2024	000-11-16-402-013-06	402	2252-861	03-ARM'S LENGTH	\$70,000	11.01	0.00	11.01	\$6,358
CONCORD	10/22/2024	081-11-16-401-001-08	402	2253-1280	03-ARM'S LENGTH	\$82,500	11.00	0.00	11.00	\$7,500
ONONDAGA	9/5/2023	33-13-13-03-300-008	402	2023-037162	03-ARM'S LENGTH	\$86,000	10.00	0.00	10.00	\$8,600
PARMA	11/14/2022	000-06-29-452-005-04	402	2221-986	03-ARM'S LENGTH	\$80,000	9.66	0.00	9.66	\$8,282
PARMA	4/18/2024	000-06-28-351-001-04	402	2245-0815	19-MULTI PARCEL ARM'S LENGTH	\$79,800	10.88	0.00	10.88	\$7,333
SPRING ARBOR	8/15/2024	000-12-33-151-002-09	402	2250-1165	03-ARM'S LENGTH	\$85,000	8.76	0.00	8.76	\$9,703
									AVG	\$7,809
				10 ACRES		\$588,300	84.02	11.03	75.75	\$7,766
							10 ACRES			\$77,500
20 ACRES - West										
		PARCEL					TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	SALE DATE	CODE	CLASS	LIBER/PAGE		SALE PRICE	ACRES	ACRES	ACRES	PER AC
CONCORD	4/1/2024	000-11-31-451-001-03	401	2244-1011	03-ARM'S LENGTH	\$115,000	17.06	0.00	17.06	\$6,741
CONCORD	11/7/2024	000-11-31-476-001-04	402	2255-466	03-ARM'S LENGTH	\$150,000	20.25	0.00	20.25	\$7,407
ONONDAGA	4/20/2023	33-13-13-03-300-010	402	2023-020806	03-ARM'S LENGTH	\$84,000	20.00	5.57	15.82	\$5,309
ONONDAGA	4/5/2024	33-13-13-25-400-010	402	2024-008987	19-MULTI PARCEL ARM'S LENGTH	\$142,000	25.84	0.00	25.84	\$5,495
ONONDAGA	6/28/2024	33-13-13-23-100-038	401	2024-016576	03-ARM'S LENGTH	\$145,000	24.10	0.48	23.74	\$6,108
ONONDAGA	8/27/2024	33-13-13-20-100-020	402	2024-021312	03-ARM'S LENGTH	\$103,000	15.52	0.00	15.52	\$6,637
PARMA	6/14/2022	000-06-28-402-003-01	402	2214-584	03-ARM'S LENGTH	\$80,000	16.07	0.00	16.07	\$4,978
PARMA	2/2/2024	000-06-27-477-001-01	402	2241-0351	03-ARM'S LENGTH	\$178,000	27.70	2.24	26.02	\$6,841

PARMA	9/27/2024	000-06-36-201-008-01	402	2252-1203	19-MULTI PARCEL ARM'S LENGTH	\$85,000	16.88	0.00	16.88	\$5,036
PULASKI	6/21/2022	000-16-15-100-001-03	402	2214-0724	03-ARM'S LENGTH	\$81,000	19.33	0.00	19.33	\$4,190
PULASKI	9/2/2022	000-16-27-126-001-01	402	2218-382	03-ARM'S LENGTH	\$130,000	19.50	0.00	19.50	\$6,667
SANDSTONE	3/15/2023	000-07-23-301002-03	402	2227-0180	03-ARM'S LENGTH	\$120,000	19.97	10.00	12.47	\$9,623
SPRING ARBOR	9/12/2022	000-12-07-276-001-02	402	2218-1127	03-ARM'S LENGTH	\$145,000	22.54	0.00	22.54	\$6,434
SPRING ARBOR	8/2/2024	000-12-27-351-001-02	001	2250-448	19-MULTI PARCEL ARM'S LENGTH	\$210,000	26.43	0.00	26.43	\$7,946
										\$7,190
									USE	\$6,400
				20 ACRES		\$1,768,000	291.19	18.29	277.47	\$6,372
							20 ACRES			\$128,000
30+ Acres - West										
		PARCEL					TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	SALE DATE	CODE	CLASS	LIBER/PAGE		SALE PRICE	ACRES	ACRES	ACRES	PER AC
CONCORD	5/25/2022	000-11-12-300-002-00	402	2213-0419	03-ARM'S LENGTH	\$150,000	39.50	6.00	35.00	\$4,286
HANOVER	12/16/2022	000-17-16-176-001-03	402	2223-0129	03-ARM'S LENGTH	\$120,000	29.53	2.00	28.03	\$4,281
PARMA	1/3/2023	000-06-27-351-001-00	402	2223-1003	03-ARM'S LENGTH	\$140,000	32.23	9.80	24.88	\$5,627
SPRING ARBOR	6/20/2024	000-12-22-251-001-08	401	2248-420	03-ARM'S LENGTH	\$304,000	65.39	0.00	65.39	\$4,649
				25+ ACRES		\$714,000	166.65	17.80	153.30	\$4,658
							30+ ACRES			4600/Acre