

TOWN AND VILLAGE OF WALTON

VACANT LAND VALID SALES

NEIGHBORHOOD 1(Non-Flood) and NEIGHBORHOOD 2 (Non-Flood)

SORTED BY NEIGHBORHOOD THEN PROPERTY CLASS (300-340)
AND THEN ALPHABETICALLY BY STREET NAME

RESIDENTIAL SALES FROM JULY 1, 2012 THRU JANUARY 1, 2017

PRINTED FEBRUARY 25, 2017

The information contained in this publication includes valid residential transactions entered
in the Real Property System at the Town of Walton Assessor's Office

TOWN OF WALTON

NEIGHBORHOOD 1 (NON –FLOOD)



125689 317.-1-2

Beers Brook Rd

Beach, Troy A



125689 250.-2-37.32

Bobs Brook Rd

Bove, Elio



125689 272.-3-8.3

Maple Top Rd

Hoover, Adam

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 4.30
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$22,900
Total Av: \$22,900
Sale Date: 12/25/13
Sale Price: \$20,000
Sale Price/Sqft:

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 4.00
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$22,000
Total Av: \$22,000
Sale Date: 08/09/12
Sale Price: \$27,000
Sale Price/Sqft:

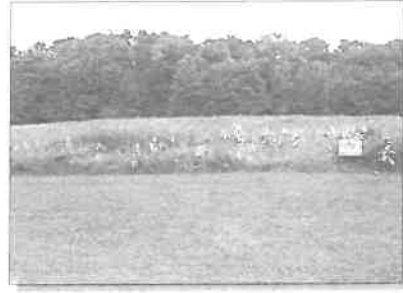
Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 5.10
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$25,200
Total Av: \$25,200
Sale Date: 05/18/16
Sale Price: \$18,500
Sale Price/Sqft:



125689 229.-3-10

Pines Brook Rd

Taylor, Bruce Jr



125689 229.-3-27

Pines Brook Rd

Abruzzese, Jodie



125689 250.-2-26.1

1150 Pines Brook Rd

McLachlan, James H

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 5.25
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$25,500
Total Av: \$25,500
Sale Date: 04/01/16
Sale Price: \$23,000
Sale Price/Sqft:

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 5.10

Land Av: \$25,200
Total Av: \$25,200
Sale Date: 10/21/16
Sale Price: \$20,000

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 2.80

Land Av: \$18,400
Total Av: \$18,400
Sale Date: 08/27/13
Sale Price: \$10,000



125689 295.-1-7.2

South River Rd

Leva, John P



125689 274.-2-1

Walton Woods Rd

Mays, Carlita



125689 297.-1-18.2

Wilson Hollow Rd

Lavelle, Ricky J

Prop Class:

314 Rural vac<10

314 Rural vac<10

314 Rural vac<10

Neighborhood:

1

1

1

School Code:

125601 Walton

125601 Walton

125601 Walton

Land Size:

4.02

5.10

3.38

Bldg Style:

Condition:

Grade:

Fireplaces:

Bedrooms:

Full/Half Baths:

Square Foot:

Land Av:

\$22,100

\$25,200

\$20,100

Total Av:

\$22,100

\$25,200

\$20,100

Sale Date:

10/01/13

02/06/15

04/30/12

Sale Price:

\$29,000

\$13,000

\$25,000

Sale Price/Sqft:



125689 188.-3-3

Woodlawn Rd

Miller , Jessica



125689 209.-1-1.2

Woodlawn Rd

Batson, Matthew A



125689 317.-1-12

Beers Brook Rd

Michail, Nikolaos

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 5.12
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$25,400
Total Av: \$25,400
Sale Date: 11/18/16
Sale Price: \$17,000
Sale Price/Sqft:

Prop Class: 314 Rural vac<10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 4.20

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 23.70

Land Av: \$22,600
Total Av: \$22,600
Sale Date: 03/23/12
Sale Price: \$7,000

Land Av: \$56,900
Total Av: \$56,900
Sale Date: 06/03/16
Sale Price: \$51,000



125689 272.-2-5.1

Bobs Brook Rd

Sarrapede, Thomas



125689 228.-1-27

Chipmunk Holw Rd

Marsalise, Joseph



125689 228.-1-11.112

Chipmunk Holw Rd

Boice, Erric Ryan

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 36.47
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$69,600
Total Av: \$69,600
Sale Date: 10/19/16
Sale Price: \$60,000
Sale Price/Sqft:

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 25.60
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$59,700
Total Av: \$59,700
Sale Date: 10/31/16
Sale Price: \$64,000
Sale Price/Sqft:

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 21.00
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$52,600
Total Av: \$52,600
Sale Date: 07/20/13
Sale Price: \$15,000
Sale Price/Sqft:



125689 230.-1-55

County Hwy 21

Wright, Marlon R



125689 232.-2-8.211

County Hwy 22

Hayek, Theodore C



125689 231.-1-8.11

Dunk Hill Rd

Bauer, William F

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 12.65
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$39,200
Total Av: \$39,200
Sale Date: 04/11/16
Sale Price: \$8,000
Sale Price/Sqft:

322 Rural vac>10
 1
 125601 Walton
 61.82

 \$103,200
 \$103,200
 03/28/14
 \$85,000

322 Rural vac>10
 1
 125601 Walton
 20.84

 \$52,300
 \$52,300
 10/21/14
 \$65,000



125689 211.-2-3.26

East Brook Rd

Wildey, Robert A



125689 252.-1-8

East Brook Rd

D'Orazio, Bernard



125689 251.-1-23

Lower Third Brook Rd

Ward, Frank M

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 19.00
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$49,400
Total Av: \$49,400
Sale Date: 10/26/12
Sale Price: \$43,500
Sale Price/Sqft:

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 33.24
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$69,000
Total Av: \$69,000
Sale Date: 05/10/16
Sale Price: \$34,000
Sale Price/Sqft:

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 17.50
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$28,800
Total Av: \$28,800
Sale Date: 06/18/12
Sale Price: \$28,000
Sale Price/Sqft:



125689 251.-1-26

Lower Third Brook Rd

Ward, Frank



125689 253.-2-12.2

Oxbow Hollow Rd

DeVaul, Spencer F



125689 187.-2-63

Teed Rd

Stanton, David E

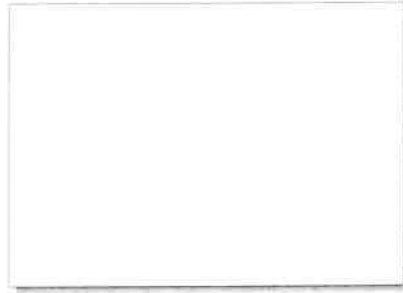
Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 17.97
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$18,900
Total Av: \$18,900
Sale Date: 06/26/15
Sale Price: \$17,000
Sale Price/Sqft:

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 28.30

Land Av: \$63,000
Total Av: \$63,000
Sale Date: 06/03/16
Sale Price: \$39,900

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 32.00

Land Av: \$67,400
Total Av: \$67,400
Sale Date: 01/09/15
Sale Price: \$75,000



125689 335.-2-3
165 Tom DeMann Rd
Assisi, Salvatore F

Prop Class: 322 Rural vac>10
Neighborhood: 1
School Code: 125601 Walton
Land Size: 31.50
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$66,800
Total Av: \$66,800
Sale Date: 08/15/14
Sale Price: \$90,000
Sale Price/Sqft:

VILLAGE OF WALTON

NEIGHBORHOOD 2 (NON-FLOOD)



125601 273.11-4-4

18 Maple St

Hannan, Leo D



125601 251.19-13-9

Miller Ave

Hitt, Theodore



125601 251.15-2-1.23

60 1/2 St John St Ext

Gransbury, Daniel

Prop Class: 311 Res vac land
Neighborhood: 2
School Code: 125601 Walton
Land Size: 0.25
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$11,000
Total Av: \$11,000
Sale Date: 07/31/14
Sale Price: \$11,000
Sale Price/Sqft:

311 Res vac land
 2
 125601 Walton
 1.60

\$29,600
 \$33,600
 01/07/13
 \$40,000

311 Res vac land
 2
 125601 Walton
 0.27

\$1,188
 \$8,188
 03/10/12
 \$11,000