

Parcel Descriptions - w/ June 2024 Appraisals

Parcels	Map	Book/Page	Addresses	Acres	Assessed 10/2021	Appraised 10/2021	Appraised 6/2024	Comments
			Suggested Parcels for Residential Sale - Offer to Neighbors first					
116	5	315/113	1 Oxford Drive	0.46	\$71,900	\$102,714	\$35,000	SE Corner lot Oxford and Jackson Hill
63-5	6	152/324	171 Peters Lane	1.25	\$92,100	\$131,571	\$135,000	~ 4 parcels NW of Cedar and Peters Lane Intersection
42	8	32/294	71 Cedar Street	16.08	\$146,400	\$209,100	\$445,000	Large Plot west of Sugarloaf Terrace
141	10.1	32/360	~86 Mattabeseck Rd	0.34	\$62,900	\$89,857	together \$35,000	Landlocked - across from Dog Park; would require access easement
142	10.1	170/262 minus 327/1040	~113-115 Lake Shore Drive	0.04	\$6,000	\$8,571		Adjacent to Dead-end of Lake Shore Drive
27	10.3	333/933	30 Kickapoo	0.30	\$62,100	\$88,714	together \$135,000	North side of Kickapoo west of Chicopee; vacant-never had structure
28	10.3	333/933	32 Kickapoo	0.22	\$6,700	\$9,571		North side of Kickapoo west of Chicopee
41	10.2	333/933	31 Kickapoo	0.50	\$66,200	\$94,571	\$135,000	South side across street - Kickapoo thru to Chipeway; had utility building on parcel
89	10.2	52/665	~56 Kickapoo	0.31	\$69,200	\$98,857	together \$135,000	NE corner Kickapoo and Passaic - up east side Passaic; vacant-never had structure
91	10.2	32/179	~50 Kickapoo	0.17	\$6,500	\$9,286		NW Corner Kickapoo and Merrimack
90	10.2	86/30	~52 Kickapoo	0.08	\$6,200	\$8,857		NW Corner Kickapoo and Merrimack
87	10.2	324/466	4 Passaic Road	0.38	\$57,300	\$81,857	together \$140,000	NE corner Kickapoo and Passaic - up east side Passaic; had single level dwelling condemned
88	10.2	52/665	~60 Kickapoo	0.17	\$6,500	\$9,286		NE corner Kickapoo and Passaic - up east side Passaic
5	10.2	319/80	~7 Pickawee	0.11	\$6,300	\$9,000	\$30,000	west side Pickawee
8	10.2	186/234	~55 Kickapoo	0.13	\$6,400	\$9,143	\$15,000	South (narrow lot) Kickapoo between Pickawee and Pascoag
57	10.2	301/265	Pontiac Road	0.31	\$56,100	\$80,143	together \$117,000	NW end of Pontiac Road between Pontiac and Wamaset; vacant-never had structure
64	10.2	301/265	Kickapoo Road	0.44	\$3,600	\$5,143		Just South of Parcel 57
65	10.2	301/265	Kickapoo Road	0.14	\$3,200	\$4,571		Adjacent and East of Parcel 64

Parcels	Map	Book/Page	Addresses	Acres	Assessed 10/2021	Appraised 10/2021	Appraised 6/2024	Comments
58	10.2	166/273	Wamaset Road	0.14	\$400	\$571	together \$125,000	NE side of Wamaset
59	10.2	332/34	Wamaset Road	0.15	\$400	\$571		East Side Wamaset - mid-way north
60	10.2	332/34	Wamaset Road	0.14	\$400	\$571		East Side Wamaset - mid-way north
61	10.2	332/30	Kickapoo Road	0.16	\$6,400	\$9,143		NE corner Kickapoo and Wamaset
62	10.2	301/265	Kickapoo Road	0.15	\$3,200	\$4,571		Diagonal lot north side Kickapoo - Wamaset
53	10.2	166/273	Wamaset Road	0.25	\$28,800	\$41,143	together \$85,000	West side Wamaset - mid way North
54	10.2	43/654 (6)	Wamaset Road	0.25	\$28,800	\$41,143		NW side of Wamaset
55	10.2	34/469	Wamaset Road	0.11	\$5,300	\$7,571		Final lot west side Wamaset
48	10.2	301/265	Kickapoo Road	0.11	\$3,200	\$4,571	together \$135,000	Kickapoo 3 lots NW of Wamaset intersection
49	10.2	325/62	Kickapoo Road	0.11	\$6,300	\$9,000		Kickapoo 2 lots NW of Wamaset intersection
50	10.2	325/62	Kickapoo Road	0.11	\$6,300	\$9,000		Kickapoo 1st lot NW of Wamaset intersection
51	10.2	28/80	Wamaset Road	0.21	\$5,700	\$8,143		West Side Wamaset
						\$0		
14	10.2	134/112	SW end of Passaic	0.11	\$6,300	\$9,000	together \$135,000	SW end of Passaic
15	10.2	134/112	~21 Passaic	0.16	\$6,500	\$9,286		
16	10.2	134/112	SW corner Kickapoo	0.18	\$6,600	\$9,429		SW corner Kickapoo and Passaic
17	10.2	134/112	~67 Kickapoo	0.26	\$68,100	\$97,286		SE Corner Kickapoo and Pascoag; vacant-never had structure
18	10.2	134/112	SW end Pascoag Rd	0.27	\$61,500	\$87,857		SE Corner Pascoag Rd; vacant-never had structure
						\$0		
19	10.2	251/270	SW end of Pascoag	0.15	\$6,400	\$9,143	\$25,000	SW end of Pascoag Rd.
25	10.2	129/319	81 Kickapoo	0.20	\$6,700	\$9,571	\$37,000	south side Kickapoo - 1/2 way up
14	10.3	9 29/33	~18 Kickapoo	0.27	\$61,500	\$87,857	\$50,000	add to possible sales per P&Z; vacant-never had structure
21	10.3	319/80	~5 Pequot Road	0.13	\$6,400	\$9,143	\$28,000	Across St From Poturnicki's
					Total	\$1,515,386	\$1,977,000	