



Great Barrington Affordable Housing Trust Fund

Town Hall • 334 Main Street • Great Barrington, MA 01230

Valuation of the Alden property on North Plain Rd.

This data is based on the last three years of land sales in Housatonic through the Berkshire County Multiple Listing Service. There were only 3 lots sold in Housatonic during that period.

Toole property, Long Pond Road

Sale price \$170,000

Acreage 1.47

Hull property North Street

Sale price \$59,500

Acreage 0.29

Sylvester property, Park Street North

Sale price \$70,000

Acreage 0.65

Average sold price = \$124,274 /acre

Average sold price = \$99,833 /building lot

Average lot size = 0.8 acres

Subject (Alden) property, North Plain Road

Sale price \$175,000

Acreage 7.249

Two building lots by right, based on frontage and acreage

Comparative value:

Alden (@ 2 building lots) = \$199,666

Alden (based on \$ / acre) = \$900,862

Alden sale price = \$175,000 (less than \$25,000/acre)