

CASNOVIA TOWNSHIP 2026 VACANT LAND AND RESIDUAL SALES

HALF MOON LAKE

DATES ANALYZED: APRIL 1, 2023-MARCH 31,2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Land Table
13-013-300-0007-00	110 MILL ST	12/05/24	\$140,000	WD	\$140,000	\$140,000	106.4	0.77	\$1,316	\$182,768	HALF MOON LAKE
13-013-300-0009-00	17630 WESTBROOK DR	03/29/24	\$404,000	WD	\$404,000	\$61,005	169.5	2.24	\$360	\$27,186	HALF MOON LAKE
13-013-300-0016-00	17772 WESTBROOK DR	03/28/24	\$406,500	WD	\$406,500	\$114,510	82.0	0.30	\$1,397	\$377,921	HALF MOON LAKE
13-200-000-0005-00	317 PIPER COVE	07/21/23	\$595,000	WD	\$595,000	\$91,014	147.3	0.74	\$618	\$122,331	NORRIS
Totals:			\$1,545,500		\$1,545,500	\$406,529	505.1	4.06			
									Average	Average	
									\$805	per SqFt=>	
									per Net Acre=>		

Analysis of the vacant land and residual sales support an increase to the land values

Half Moon Lake adjusted from \$575 a front foot to \$700 a front foot

Norris Farms on the Lake

Lake Front \$100,000 no change

Back Lots \$50,000 no change