

Area Comps (provided by the City of Tonawanda)

Address	SBL#	Land Size	Sale Date	Sale price	Value per acre	notes
87 Niagara Shore	38.44-3-7	0.41	1/9/2018	\$70,000	\$170,732	Home Under Construction
129 Niagara Shore	38.44-3-8	0.29	7/26/2016	\$75,000	\$258,621	Home Built
86 Niagara Shore	38.44-4-8	0.5	9/7/2017	\$100,000	\$200,000	Home Under Construction
268 Niagara Shore	38.44-1-68.11	0.5	12/27/2017	\$25,000	\$50,000	Bought by Neighbor/Buildable?

