

COMPARATIVE LAND DILIGENCE · ULSTER
COUNTY · 2026

Three parcels, one village. *What the records say the listings do not.*

Seventeen pages for one buyer comparing three parcels near one village: a decision brief, a side-by-side reconciled to public rolls, a record audit of listing claims, and the zoning, flood, soils and access screening behind each ranking.

SPECIMEN · CLIENT AND PROPERTY DETAILS REMOVED

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DECISION BRIEF

One parcel per goal, and what changes the ranking.

RANK	PARCEL	ROLE	WHY	CONDITIONAL ON
1	Parcel A · ~34 acres, two lots	Best near-term homesite	Cleared overlook, rough drive and electric on site. Best current mountain-view proof.	Two-owner title assembly, tax status, stamped septic documentation.
2	Parcel B · ~39 acres, riverside	Highest upside, highest complexity	Mixed business and residential zoning with water and sewer district evidence.	Floodway, grade, access and entitlement work are the core of the project.
3	Parcel C · ~4 acres, road frontage	Lowest entry, most constrained	Close to the village with dual-zone frontage.	Triangular geometry, Zone A at the rear and roadside access shrink the realistic program.

SIDE BY SIDE

Ask, acreage and tax, reconciled to MLS and public rolls.

	PARCEL A	PARCEL B	PARCEL C
Asking, rounded	~\$1.25M	~\$1.5M	~\$175K
Asking per acre	~\$37,000	~\$39,000	~\$42,000
Annual tax, from roll	~\$5,500 (two parcels)	~\$2,550	~\$1,300
Zoning indication	Medium-density residential	General business + high and medium density residential	General business + medium density
Utilities	Electric on site; private well and septic	Public water and sewer claimed	No services represented
Flood / water	Zone X; hydric soil pocket	AE floodway + AE + X	Zone A at rear + X
Minutes to village	12	6	7

RECORD AUDIT

Listing discrepancies that affect value and offer terms.

Parcel A · verified record

The marketed acreage comprises two parcels with different recorded owners. The current tax roll shows unpaid school tax on one of them. Earlier listing language said well drilled and septic installed; the current version says septic planned and omits the well.

Implication: the acreage and site-readiness claims require coordinated title and current wastewater records. The closing risk belongs in the offer.

Parcel B · verified record

The marketed acreage is carried across five tax-parcel shapes, part of it inside a mapped floodway. Development value depends on usable yield, not gross acres.

Implication: price the project on the buildable envelope after flood, grade and access, and make the water and sewer district evidence a condition.

Sources: MLS listing histories, county final assessment roll, town tax roll, county GIS, town zoning code, FEMA flood maps, USDA soils, USGS mapping.

GET THIS FOR YOUR OWN DECISION

The record behind the listing, before you write the offer.

Research is included with representation and available as a standalone engagement. Tell me the decision you are facing and I reply within 48 hours with scope and timing.

francisenolan.com/research?brief=land-diligence

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