



The Price of Hearth and Home Part II

By: Riley Wentzler & Felicia Barber

Few things are of higher importance to an individual than the: location, price, and safety of his/her home. This is why every ancient culture has had a God or Goddess of Hearth and Home. Therefore, we decided to research housing prices in Greenburgh from 1870 - Present.

The Town of Greenburgh covers a sizable amount of land geographically. It would not be prudent to compare the price of something the size of for example Massaro Park (2 acres) to the price of something the size of The Warburg Estate (eighty acres). In order to make the comparison from 1870 – Present properly, we searched each record in The Database to make sure we found land of similar acreage and lot size in the 1870s. We called this base unit of comparison “**point zero.**” In Part I, we established our point zero at approximately 75 acres with a lot size of 25 square feet x 111 square feet.

Greenburgh:

High st., w. s., James Dunworth to Stephen Hasbrouck.....3,000	Purdy av. (TarrytoAvn), 75^ .5 s. land of J H Hall, 2.5x111. Thomas H". Purdy to John H NeAvman, Jr., Greenburgh, N. Y..... 525
High st., w. s., 120x125. James Dunworth to Stephen Hasbrouck.....15,000	Purdy av. (TarrytoAvn), 50K s. land of j.' h. HaU, ^0x111. Thomas H. Purdy to Charles H. Humphreys, Greenburgh, N. Y..... 510
Eliza A. and Edward R. Bell to Mary J. Pierce, 75 350-1000 acres.....60,000	Main st. (TarrytoAvn), 75.3 s. land of J. H. Hall 725x111 ^Jilton Purdy to Aaron Archer! Mt. Pleasant, N. Y..... ^670
D^t., e. B., 46x100. William A. McVicker et al to Edward McIntyre.....425	Main st (TanytoAA'u), 200.8 s. land of J." H." Hall 50x103. Thomas H. Purdy to Wilson D Blake, Mt Pleasant, N. Y."..... 1 070
Washington st., e. s., 50x1.52. Hannah A. Sutton to Paul R. Brown.....6,000	Main st (TarrytoAvn), 401.4s. land of .1. H. Hall abt. 50x103K. Thomas H. Purdy to Edmund R. Underhill, Greenburgh, N. Y..... 1 500
New St., e. s., adj. J. A. Van Tassel, 25x96.	Purdy av. (TanytoAvn), 100.6 s. land of j'li Hall, 35x109K. Thomas H. Purdy to Oscar McCoy, Greenburgh, N. Y..... .500
Thos. H. Purdy and wife to Gilbert T. Davis. 950 Storm st., s. s., adj. A. Clark, 37x128. Thomas	Purdy av. (TanytoAvn), 3.5.6 s. land of J'h~ IlaU, 35x113. Thomas H. Purdy to Thomas A. BrAver, Greenburgh, N. Y.....510
T. Tompkins to Mary E. Smith..... 1,200	Northwest cor. BroadAvay and Wldey "st (TarrytoAvn), abt 340.6x300. Belina Rushtoi to EdAvard C. BeU, TarrytoAvn, N. Y. .. 37 000
Grove st., w. s., 100 s. Benedict av., 100x116.	Main st. (TarrytoAvn), n. s.,adj. land of Richard Humphrey, 34.6x134.6. EdAvard R. Vander- but to David H. Ketchum, Putnam Co , N ^ Y..... 12,600
Wm. T. Smith to Jeniima S. Davis.....3,000	
Church st., n. s., adj. S. Emberson, 100x150.	
Abigail L. MelJove to Margaret Kilapp.....4,200	
Orchard st., w. s., 115 s. WUdey st., 25x95.	
Patrick H. Murray and wife to Ferdinand Mangold.....1,200	
Main st., n. s., 35x100. Margaret Romer to Geo. W- Abrams et al.....4,100	

We put two entries in red. We did this to highlight that they are of similar size.

As seen in the picture above, our point zero is derived from two entries where John H. Hall sold land in Tarrytown that he owned. In 1873, he sold 75.3 acres to Aaron Archer and 75.5 acres to Thomas H. Purdy. Both pieces of land had a lot size of 25 square feet x 111 square feet. In 1873, land of that size was \$525.

In 1905, the cost of a lot that measured about a tenth of an acre was \$1500 (Personal communication from Sara Mead with the Tarrytown Historical Society). This means that 1 acre in 1905 was \$15,000, which means that 75 acres of land would have been \$1,125,000 in 1905.

What about the price of 75 acres of land after 1905? We don't know, yet. Stay tuned for updates.



OOOPS we said that, “**In 1873, John Hall sold 75.3 acres to Aaron Archer and 75.5 acres to Thomas H. Purdy. Both pieces of land had a lot size of 25 square feet x 111 square feet.**” This is what we thought The Database meant, but it has been brought to our attention that this cannot be true, *because*, 1 acre = **43,560 sqft.**

We aren't really sure what The Database means since reading it properly is hard. However, it is still important for us to establish a point zero because the Town of Greenburgh covers a sizable amount of land geographically. It would not be prudent to compare the price of something the size of for example Massaro Park (2 acres) to the price of something the size of The Warburg Estate (eighty acres).

