

July 1, 2020

SOLD: Land - Stowe
7/01/2017 - 7/01/2020 (3 yrs)

25+ Acres
POLP = Part of Larger Parcel

	Property Address	Town	# AC	# Days on Mkt	Assessment	List \$	Sale \$	Sale \$ / Acre	Sale as % of List	Sale as % of Assess
Sell Date										
7/30/2019	00 Brownsville Rd *	Stowe	750.00	347	\$2,497,600	\$9,950,000	\$5,500,000	\$7,333	55.28%	220.21%
5/13/2019	0 Whitney Ln	Stowe	51.30	1061	\$535,000	\$565,000	\$500,000	\$9,747	88.50%	93.46%
5/10/2019	500 Weeks Hill Rd	Stowe	40.00	57	\$831,000	\$1,000,000	\$875,000	\$21,875	87.50%	105.29%
1/16/2019	125 Logging Hill Rd **	Stowe	182.79	160	POLP	\$1,100,000	\$900,000	\$4,924	81.82%	N/A
8/31/2018	0 Robinson Springs Rd ***	Stowe	42.00	32	\$885,400	\$2,000,000	\$2,000,000	\$47,619	100.00%	225.89%
Average			213.22	331	\$1,187,250	\$2,923,000	\$1,955,000	\$18,300	82.62%	161.21%

* 00 Brownsville Rd – This was a Stowe Land Trust conservation sale and does not reflect free market transaction value.

** Assessed as 221.6 AC & unfin. DWL for \$2,111,600

*** 0 Robinson Springs Rd – Sale represents unimproved forest land on the access road to Robinson Springs and more closely equates to land at 2664 Weeks Hill Rd.



Pall Spera

The Cummings Family
June 30, 2020

SOLD: Single Family Homes - Stowe
6/30/2015 - 6/30/2020

\$2,500,000 +

Subject Property: 2664 Weeks Hill Rd, Stowe

104.4± AC & Dw/Apt

Assessment: \$4,920,000

	Property	Town	# AC	Fin Sq. Ft.	# Days on Mkt	Assess- ment	List \$	Sale \$	Sale \$ /Sq. Ft.	Sale as % of List	Sale as % of Assess
Sell Date	Address										
8/31/2018	486 Edson Hill Rd *	Stowe	185.54	7,370	32	\$5,711,300	\$10,500,000	\$10,500,000	\$1,425	100.00%	183.85%
8/8/2017	189 Upper Springs Rd	Stowe	15.15	15,460	180	\$3,618,300	\$3,900,000	\$2,950,000	\$191	75.64%	81.53%
2/21/2017	2294 Robinson Springs Rd	Stowe	8.00	6,004	363	\$2,224,800	\$3,299,000	\$2,525,000	\$421	76.54%	113.49%
9/12/2016	298 Meadow Lane	Stowe	189.16	8,300	81	\$4,431,000	\$6,900,000	\$6,700,000	\$807	97.10%	151.21%
7/22/2016	189 Upper Springs Road	Stowe	15.15	15,460	44	\$3,618,300	\$6,900,000	\$2,750,000	\$178	39.86%	76.00%
7/15/2016	484 Edson Hill Rd	Stowe	28.00	11,434	156	\$2,488,800	\$2,995,000	\$2,500,000	\$219	83.47%	100.45%
Average			73.50	10,671	143	\$3,682,083	\$5,749,000	\$4,654,167	\$540	78.77%	117.75%

* 484 Edson Hill Road contained 2 residences/outbuildings, buildings having an assessed value of \$1,868,500.
Therefore the land sale of approximately 181 AC (allowing 2 AC per dwelling) results in a net land sale value of \$8,631,500.
\$8,631,500/181 acres = \$47,687 say \$48,000 per acre.




Pall Spera

07/01/2020

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Land	00 Brownsville Road	VT 05672	Unit/Lot Number	Price - List	\$9,950,000
4713539	Stowe			Price - Closed	\$5,500,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	Agricultural/Forestry		Baths - 3/4	
	Taxes TBD	No		Baths - 1/2	
	Gross Taxes/Year	\$13,442.88	/ 2018	Baths - 1/4	
	Tax Year Notes	18/19		SqFt-Apx Fin A-Grade	
	Tax Class	NHMST		SqFt-Apx Fin B-Grade	
	Tax Rate			SqFt-Total Finished	
	Assessment / Year		/	SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	750.000000	/ 32,670,000	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	TBD
	Garage/Capacity		/	Road Frontage	
	Garage Type			Road Frontage Length	
	Basement / Access		/	Parcel Access ROW	
Water Body Name				ROW For Other Parcel	
Water Body Type				ROW - Length	
Water Frntg. Length				ROW - Width	
Water Body Access				Surveyed	Y
Condo Name				Flood Zone	Unknown
Mobile Park Name				Days On Market	

Property Panorama VT

Unbranded Tour URL

Remarks - Public A singular and exceptional property located in beautiful Stowe, Vermont. Spanning 750+/- acres, this vast tract of land, known as Story Forestland, contains a multitude of landscapes including open meadows with stunning views of Mt. Mansfield, beaver ponds and extensive woodlands. This is perhaps the largest privately owned undeveloped parcel remaining in Stowe. It's availability is a once in a multi-generation occurrence. The property has significant road frontage and abuts Putnam State Forest. Adjoining lot with single family home is reflected on current tax bill is also for sale and available. Inquire to learn more about this storied opportunity.

Directions From Stowe village take Route 100-N, turn right onto Brush Hill Road, then right onto Brownsville Road.

Prepared By: Pall Spera - Phone: 802-253-9771

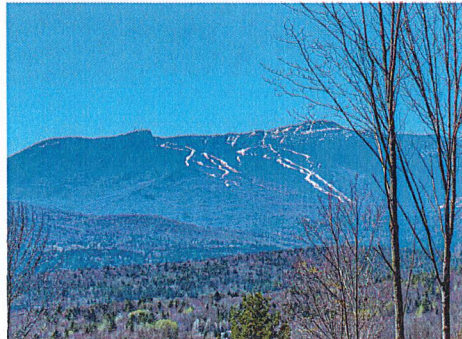
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07/01/2020

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Land	0 Whitney Lane	VT 05672	Unit/Lot Number	Price - List	\$565,000
4498347	Stowe			Price - Closed	\$500,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	5		Baths - 3/4	
	Taxes TBD	Yes		Baths - 1/2	
	Gross Taxes/Year		/ 2017	Baths - 1/4	
	Tax Year Notes			SqFt-Apx Fin A-Grade	
	Tax Class	TBD		SqFt-Apx Fin B-Grade	
	Tax Rate			SqFt-Total Finished	
	Assessment / Year		/	SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	51.300000	/ 2,234,628	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	No
	Garage Type			Road Frontage Length	
	Basement / Access		/	Parcel Access ROW	Yes
Water Body Name				ROW For Other Parcel	No
Water Body Type				ROW - Length	200
Water Frntg. Length				ROW - Width	50
Water Body Access				Surveyed	Y
Condo Name				Flood Zone	No
Mobile Park Name				Days On Market	

Unbranded Tour URL

Remarks - Public One fabulous 50 acre house site bordering State forest, with Mt. Mansfield views and access to hiking trails that connect to miles of state trails. The wetland area attracts abundant wildlife. Tap the many maple trees for delicious syrup. All of this in the heart of Stowe Hollow, minutes from the village, easy access on an existing driveway off a town road. Most of the property is in Land Use to help reduce taxes and the house site has been cleared. It's ready to go for summer construction.

Directions Stowe to Stowe Hollow Road past Upper Pinnacle Rd, left on Upper Hollow Hill, left on Whitney Lane to end. There is a road that is just starting.


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07/01/2020

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Land	500 Weeks Hill Road	VT 00567	Unit/Lot Number	Price - List	\$1,000,000
4750809	Stowe			Price - Closed	\$875,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	residential		Baths - 3/4	
	Taxes TBD	No		Baths - 1/2	
	Gross Taxes/Year	\$16,000.00	/ 2019	Baths - 1/4	
	Tax Year Notes			SqFt-Apx Fin A-Grade	
	Tax Class	NHMST		SqFt-Apx Fin B-Grade	
	Tax Rate	0.20		SqFt-Total Finished	
	Assessment / Year	\$860,000	/ 2018	SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	40.000000	/ 1,742,400	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	Yes
	Garage Type			Road Frontage Length	100
	Basement / Access		/	Parcel Access ROW	
	Water Body Name			ROW For Other Parcel	
	Water Body Type			ROW - Length	
	Water Frntg. Length			ROW - Width	
	Water Body Access			Surveyed	Y
	Condo Name			Flood Zone	No
	Mobile Park Name			Days On Market	

Remarks - Public Property has unpermitted development rights.
Directions Follow Weeks Hill Road to right turn just before second bridge

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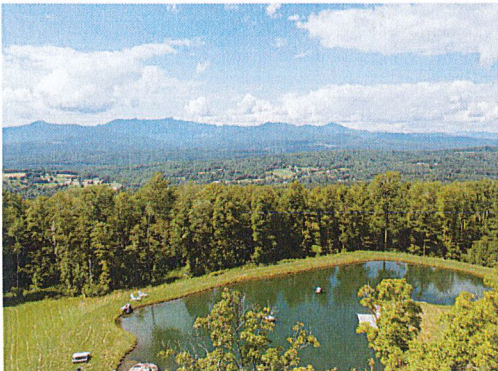
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07/01/2020

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Land	125 Logging Hill Road	VT 05672	Unit/Lot Number	Price - List	\$1,100,000
4711927	Stowe			Price - Closed	\$900,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	Residential		Baths - 3/4	
	Taxes TBD	No		Baths - 1/2	
	Gross Taxes/Year	\$5,825.40	/ 1819	Baths - 1/4	
	Tax Year Notes			SqFt-Apx Fin A-Grade	
	Tax Class	NHMST		SqFt-Apx Fin B-Grade	
	Tax Rate		/	SqFt-Total Finished	
	Assessment / Year		/	SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	182.790000	/ 7,962,332	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	Yes
	Garage Type			Road Frontage Length	255
	Basement / Access		/	Parcel Access ROW	
	Water Body Name			ROW For Other Parcel	Yes
	Water Body Type	Pond		ROW - Length	
	Water Frntg. Length			ROW - Width	
	Water Body Access			Surveyed	Y
	Condo Name			Flood Zone	Unknown
	Mobile Park Name			Days On Market	

Remarks - Public As Mark Twain said, "Buy land, they're not making it anymore." ... and here it is, that unique parcel of land that can not be duplicated. On this piece of land known as 'Turkey Heaven' you will find an assortment of terrain, from creeks and waterfalls, laced with trails galore and the most private of ponds! Build your dream home above the pond and you will have potential for views from Sugarbush to Jay Peak. This is a rare gem of land that is rarely seen today - perhaps the greatest potential left in Stowe to own a legacy estate. Located below the iconic Pinnacle peak this 182+/- parcel is enrolled in the current use tax program, and has an active Sugarbush. Wildlife abounds, and turkey are abundant, and the property backs up to 13,600 conserved acres in Putnam State Forest.

Directions From Stowe village, take School Street to Stowe Hollow Road. Follow Stowe Hollow to Upper Stowe Hollow to Upper Hollow Hill. Take the first right onto Logging Hill Road. Property is the first driveway on the left. Do not send buyers unattended.


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07/01/2020

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Land	0 Robinson Springs Road	VT 05672	Unit/Lot Number	Price - List	\$2,000,000
4716936	Stowe			Price - Closed	\$2,000,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	R1, R2, R3		Baths - 3/4	
	Taxes TBD	Unknown		Baths - 1/2	
	Gross Taxes/Year	\$0.00	/ 0	Baths - 1/4	
	Tax Year Notes			SqFt-Apx Fin A-Grade	
	Tax Class	NHMST		SqFt-Apx Fin B-Grade	
	Tax Rate		/ 2017	SqFt-Total Finished	
	Assessment / Year			SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	42.000000	/ 1,829,520	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	TBD
	Garage Type			Road Frontage Length	
	Basement / Access		/	Parcel Access ROW	
	Water Body Name			ROW For Other Parcel	
	Water Body Type			ROW - Length	
	Water Frntg. Length			ROW - Width	
	Water Body Access			Surveyed	U
	Condo Name			Flood Zone	Unknown
	Mobile Park Name			Days On Market	

Remarks - Public
Directions

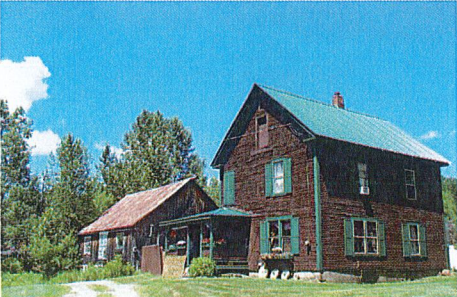
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Land	3314 Mountain Road	VT 05672	Unit/Lot Number	Price - List	\$1,000,000
4294334	Stowe			Price - Closed	\$500,000
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	UMR/RR2		Baths - 3/4	
	Taxes TBD	No		Baths - 1/2	
	Gross Taxes/Year	\$19,339.75	/ 2013	Baths - 1/4	
	Tax Year Notes			SqFt-Apx Fin A-Grade	
	Tax Class	NHMST		SqFt-Apx Fin B-Grade	
	Tax Rate		/	SqFt-Total Finished	
	Assessment / Year			SqFt-Apx Unfn A-Grade	
	Special Assessment			SqFt-Apx Unfn B-Grade	
	Lot Acres/SqFt	45.060000	/ 1,962,814	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	Yes
	Garage Type			Road Frontage Length	387
	Basement / Access		/	Parcel Access ROW	
	Water Body Name			ROW For Other Parcel	
	Water Body Type			ROW - Length	
	Water Frntg. Length			ROW - Width	
	Water Body Access			Surveyed	Y
	Condo Name			Flood Zone	No
	Mobile Park Name			Days On Market	

Remarks - Public 15.87 +/- acres with frontage on Stowe's Mountain Road. An incredible location for a very special residence, condominium development/commercial venture or combination. The historic Robinson farmhouse & barn are included along with the site of the former Winterhaus Ski Lodge. The land is primarily hardwood forested w. trails throughout for cross country skiing, hiking, etc. 3 +/- Ac. Robinson Farmhouse lot; 12.87 +/- Ac. Winterhaus lot.

Directions Take Rte 108, Mt. Road,;go past Edson Hill - property starts after The Round Hearth on the right.

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