

July 1, 2020

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

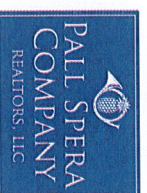
25+ Acres
POLP = Part of Larger Parcel

	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 +

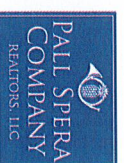
Subject Property: 2664 Weeks Hill Rd, Stowe

104.4± AC & Dw/Apt

Assessment: \$4,920,000

	Property		Fin	# Days	Assess-		Sale S	Sale as %	Sale as %		
Sell Date	Address	Town	# AC	Sq. Ft.	on Mkt	ment	List S	Sale S	/Sq. Ft.	of List	of Assess
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.



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