

PAYABLE TO:  
MAIL TO:

# TOWN OF MORRISTOWN, VERMONT

Town Clerk-Treasurer's Office

P O Box 748, 43 Portland St., Morrisville VT 05661

802 - 888 - 6370

PROPERTY TAX BILL FY2020

**THIS IS THE ONLY BILL YOU  
WILL RECEIVE. PLEASE  
FORWARD TO NEW OWNER  
IF PROPERTY IS SOLD.**

PARCEL ID	BILL DATE	TAX YEAR
16005.	09/23/2019	19/20

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Description: AC & DWL

Location: 4387 STAGECOACH ROAD

OWNER  
GOLDEN ALAN Z  
3495 AVENUE DU MUSEE #203  
MONTREAL QC CANADA H3G 2C8

## HOUSESITE TAX INFORMATION

SPAN # 414-129-10921 SCL CODE: 129  
TOTAL PARCEL ACRES 12.40

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NON RESIDENTIAL
REAL 481,200		481,200
<b>TOTAL TAXABLE VALUE 481,200</b>		481,200
<b>GRAND LIST VALUES 4,812.00</b>		4,812.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.5844	x4,812.00=	2,812.14	NON RESIDENTIAL EDUCATION	1.5864	x4,812.00=	7,633.76
HIGHWAY	0.3202	x4,812.00=	1,540.80				
LOCAL AGREEMENT	0.0017	x4,812.00=	8.18				
				See reverse side for education tax rate calculation information.			
				Payments		TOTAL EDUCATION TAX 7,633.76	
				1	11/15/2019	EDUCATION STATE PAYMENT 0.00	
					5,997.44	EDUCATION NET TAX DUE 7,633.76	
				2	05/15/2020	TAX SUMMARY	
					5,997.44	Municipal + Education	
TOTAL MUNICIPAL TAX			4,361.12			TOTAL TAX 11,994.88	
MUNICIPAL STATE PAYMENT			0.00			TOTAL STATE PAYMENT 0.00	
MUNICIPAL NET TAX DUE			4,361.12			TOTAL NET TAX DUE 11,994.88	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF MORRISTOWN  
TAX YEAR 19/20

TOWN OF MORRISTOWN  
TAX YEAR 19/20

1ST PAYMENT DUE	
11/15/2019	
OWNER NAME	
GOLDEN ALAN Z	
PARCEL ID	
16005-	
AMOUNT DUE	5997.44
AMOUNT PAID	

\* Only official USPS cancellation marks will be considered timely

\* Postdated checks will be returned.

\* Include a self-addressed stamped envelope for return receipt.

\* Thank you

2ND PAYMENT DUE	
05/15/2020	
OWNER NAME	
GOLDEN ALAN Z	
PARCEL ID	
16005-	
AMOUNT DUE	5997.44
AMOUNT PAID	

\* Only official USPS cancellation marks will be considered timely

\* Postdated checks will be returned.

\* Include a self-addressed stamped envelope for return receipt.

\* Thank you



119040251



119040252

PAYABLE TO:  
MAIL TO:

# TOWN OF MORRISTOWN, VERMONT

Town Clerk-Treasurer's Office  
P O Box 748, 43 Portland St., Morrisville VT 05661  
802 - 888 - 6370

201,092,131

## PROPERTY TAX BILL FY2020

**THIS IS THE ONLY BILL YOU  
WILL RECEIVE. PLEASE  
FORWARD TO NEW OWNER  
IF PROPERTY IS SOLD.**

PARCEL ID	BILL DATE	TAX YEAR
16005.01	09/23/2019	19/20

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Description: AC

Location: STAGECOACH ROAD

OWNER  
GOLDEN COLETTE  
3495 AVENUE DU MUSEE 203  
MONTREAL QC CANADA H3G 2C8

### HOUSESITE TAX INFORMATION

SPAN # 414-129-10922 SCL CODE: 129  
TOTAL PARCEL ACRES 13.30

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL
REAL	133,400		133,400
<b>TOTAL TAXABLE VALUE</b>	<b>133,400</b>		<b>133,400</b>
<b>GRAND LIST VALUES</b>	<b>1,334.00</b>		<b>1,334.00</b>

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.5844	x1,334.00=	779.58	NON RESIDENTIAL EDUCATION	1.5864	x1,334.00=	2,116.26
HIGHWAY	0.3202	x1,334.00=	427.15				
LOCAL AGREEMENT	0.0017	x1,334.00=	2.27				
				See reverse side for education tax rate calculation information.			
				Payments		TOTAL EDUCATION TAX 2,116.26	
				1	11/15/2019	EDUCATION STATE PAYMENT 0.00	
					1,662.63	EDUCATION NET TAX DUE 2,116.26	
				2	05/15/2020	TAX SUMMARY	
					1,662.63	Municipal + Education	
TOTAL MUNICIPAL TAX			1,209.00			TOTAL TAX 3,325.26	
MUNICIPAL STATE PAYMENT			0.00			TOTAL STATE PAYMENT 0.00	
MUNICIPAL NET TAX DUE			1,209.00			TOTAL NET TAX DUE 3,325.26	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF MORRISTOWN  
TAX YEAR 19/20

TOWN OF MORRISTOWN  
TAX YEAR 19/20

1ST PAYMENT DUE	
11/15/2019	
OWNER NAME	
GOLDEN COLETTE	
PARCEL ID	
16005-01	
AMOUNT DUE	1662.63
AMOUNT PAID	

\* Only official USPS cancellation marks will be considered timely

\* Postdated checks will be returned.

\* Include a self-addressed stamped envelope for return receipt.

\* Thank you

2ND PAYMENT DUE	
05/15/2020	
OWNER NAME	
GOLDEN COLETTE	
PARCEL ID	
16005-01	
AMOUNT DUE	1662.63
AMOUNT PAID	

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\* Thank you



119040261



119040262

COOPER, RICHARD G. TO ALAN Z. GOLDEN

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That I, Richard G. Cooper, an individual residing in Morristown, Vermont ("Grantor"), in the consideration of TEN AND MORE DOLLARS paid to my full satisfaction by Alan Z. Golden, an individual residing in Montreal, Quebec, Canada ("Grantee"), by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Alan Z. Golden, and his heirs, assigns, and successors in title forever, certain lands, premises and appurtenances thereto situated in the Town of Morristown, County of Lamoille and State of Vermont, described as follows:

Being a parcel of land containing 12.4 acres, more or less, situated on the easterly side of State Aid Highway No. 5 known as Stagecoach Road in Morristown, Vermont, together with the residential dwelling and all other structures and improvements thereon and appurtenances thereto. Said parcel of land is shown on a map plan prepared by Robert W. Frey, Registered Land Surveyor, and identified as Job 282, the depictions and contents of which are incorporated herein by reference. The herein conveyed parcel of land is depicted by metes and bounds on said map plan as follows:

Beginning at an iron pin found on the easterly sideline of Stagecoach Road, which said iron pin found is located S44° 37' W a distance of 334.7± feet from an iron rod found marking a common boundary corner between land owned formerly by the Grantor herein (owned currently by Paul D. Krawczyk and Barbara S. Krawczyk, as referred to more particularly hereinafter) and land owned now or formerly by Osgood, and from said iron pin found marking the place beginning, proceed

N 44° 37' E a distance of 159.7± feet along the sideline of Stagecoach Road to a point; thence proceed

S 43° 16' E a distance of 659.2± feet to an iron rod set; thence proceed

S 06° 37' E a distance of 339.1± feet to an iron rod set; thence proceed

S 45° 54' E a distance of 664.9± feet to a point (the previous three courses forming common perimeter boundary lines with adjoining property owned currently by Paul D. Krawczyk and Barbara S. Krawczyk); thence proceed

S 44° 06' W a distance of 310.3± feet through an iron rod to a point; thence proceed

N 48° 26' W a distance of 606.4± feet to an iron rod found; thence proceed

N 46° 36' W a distance of 567.6± feet to an iron pin found; thence proceed

N 45° 06' E a distance of 395.2± feet to an iron pin found; thence proceed

N 41° 16' W a distance of 422.4± feet to the iron pin found marking the place of beginning.

The herein conveyed parcel of land is a portion of the property acquired by the Grantor herein by Warranty Deed from Evelyn S. Tomlinson Munro dated July 19, 1983 and recorded in Book 80 at Pages 71-72 of the Morristown Land Records. An adjoining parcel of land containing 13.3 acres, more or less, also comprises a portion of the property acquired by the Grantor herein from Evelyn S. Tomlinson Munro. This adjoining land, which is situated in a generally northerly direction from the herein conveyed parcel of land, was conveyed by Warranty Deed from the Grantor herein to William T. Henderson dated June 30, 1987 and recorded in Book 86 at Pages 569-570 of the Morristown Land Records. William T. Henderson subsequently conveyed the land to Paul D. Krawczyk and Barbara S. Krawczyk by Warranty Deed dated July 2, 1987 and recorded in Book 86 at Pages 586-587 of the Morristown Land Records.

This conveyance is made subject to and with the benefit of the following rights, restrictions, and conditions:

1. Included in this conveyance is a right-of-way for vehicular ingress to and egress from the herein conveyed parcel of land over a common driveway leading from the easterly sideline of Stagecoach Road and crossing the adjoining property owned by Krawczyks to the Grantee's property. The location of this right-of-way is fixed and established by the location of the graveled driveway as layed out and constructed on the ground on the date of this conveyance. All costs for repair, maintenance, and improvements, including snowplowing costs, incident to use of the common driveway from Stagecoach Road to the point where the common driveway separates into two secondary driveways (one serving the herein conveyed parcel of land and the other serving the adjoining property) shall be shared equally by the Grantee herein and the adjoining property owners (being the Krawczyks), provided, however, that no major expenditure for capital improvements of the common driveway shall be incurred without mutual consent of the respective owners of the parcels of land served and benefited thereby. Use of this right-of-way, together with all rights and obligations incident to maintenance, upkeep, and improvement thereof, shall inure to the benefit of and be binding upon the Grantee herein and the owners of the adjoining property, and their respective heirs, assigns, and successors in title.

2. For the mutual protection of the Grantee herein and the owners of the adjoining property (being the Krawczyks), and their respective heirs, assigns, and successors in title, both the herein conveyed parcel of land and the adjoining property are subject to the restriction that no trees shall be cut within fifty (50) feet of the common boundary line between the herein conveyed parcel of land and the adjoining property, said common boundary line having a course running from Stagecoach Road of S 43° 16' E and a distance of 659.2± feet, as described and set forth hereinbefore in the metes and bounds description of the herein conveyed parcel of land. This restriction affecting the fiftyfoot wide rectangular strip of land on the herein conveyed parcel of land situated in a generally southerly direction of the aforescribed common boundary line (which is shown on the aforereferenced map plan as having a course of N 43° 16' W, being the converse of S 43° 16' E) and the fifty-foot wide rectangular strip of land on the adjoining property situated in a generally northerly direction from the aforescribed common boundary is a perpetual covenant that runs with the land and that inures to the benefit of and is binding upon the Grantee herein and the owners of the adjoining property, and their respective heirs, assigns, and successors in title.

3. The herein conveyed parcel of land and the adjoining property are subject to and have the benefit of all provisions set forth in an instrument titled Declaration entered into by and among the Grantor and Grantee herein and Paul D. Krawczyk & Barbara S. Krawczyk, which said Declaration is to be recorded in the Morristown Land Records in conjunction with this conveyance. Said Declaration serves to confirm and clarify the meaning, force, and effect of the aforescribed access right-of-way and no-cutting covenant.

For further particulars of description of the herein conveyed parcel of land, together with the rights and obligations appurtenant thereto, reference is hereby made to the aforementioned deeds, map plan, and Declaration, and the descriptions and references contained therein, the contents of which are incorporated herein by reference.

Any portion of the herein conveyed parcel of land situated within the public highway right-of-way incident to Stagecoach Road is subject to rights of the public authorities for snowplowing, clearing, mowing, and other maintenance and upkeep operations allowed within the public highway right-of-way.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Alan Z. Golden, and his heirs, assigns, and successors in title to their own use and behoof forever;

And I, the said Grantor, Richard G. Cooper, for myself and my heirs, assigns, and successors, do hereby covenant with the said Grantee, Alan Z. Golden; and his heirs, assigns, and



successors in title, that until the enrolling of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, and that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And I hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I Richard G. Cooper, hereby execute this Warranty Deed on this 5 day of December, 1987.

Witnessed:

Ray Hall  
Eighteen

Richard G. Cooper  
Richard G. Cooper

STATE OF VERMONT  
LAMOILLE COUNTY, SS.

At Stowe, in said County, this 5<sup>th</sup> day of December, 1987, Richard G. Cooper personally appeared and he acknowledged this instrument by him sealed and subscribed to be his free act and deed.

Before me: Eighteen  
Notary Public  
My commission expires: 2-10-91

Morristown, VT., Town Clerk's Office December 9th, A. D. 1987, at 10 o'clock 00 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest,

Agnes A. Mander Clerk.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —

Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A 878037  
Signed Agnes A. Mander, Clerk  
Date 12-9-87

KRAWCZYK, PAUL D.  
KRAWCZYK, BARBARA S.

TO

COLETTE GOLDEN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, PAUL D. KRAWCZYK and BARBARA S. KRAWCZYK, of Westfield, County of Hampden, State of Massachusetts, Grantors, in the consideration of TEN AND MORE Dollars paid to our full satisfaction by COLETTE GOLDEN, of Montreal, Province of Quebec, Canada, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, COLETTE GOLDEN, and her heirs and assigns forever, certain lands and premises in Morristown, in the County of Lamoille and State of Vermont, described as follows, viz:

BEING all and the same lands and premises conveyed to Paul D. Krawczyk and Barbara S. Krawczyk by the Warranty Deed of William T. Henderson, dated July 2, 1987 and recorded in Morristown Land Records Book 86 at Pages 586-587 and being further described therein as follows: (References in the following description to "Grantor" mean and refer to Richard G. Cooper, and references to "Grantee" mean and refer to William T. Henderson, together with their respective heirs, successors in title, and assigns.)

"Being all and the same lands and premises conveyed to William T. Henderson by Warranty Deed of Richard G. Cooper dated June 30, 1987 and recorded at Book 86, Page 569 of the Morristown Land Records; and being more particularly described therein as follows:

Being part of the same land and premises conveyed to Richard G. Cooper by the Warranty Deed of Evelyn S. Tomlinson Munro dated July 19, 1983, and recorded in Book 80 at Pages 71-72 of the Land Records for the Town of Morristown, which parcel is more specifically described as follows:

Commencing at a point on the easterly side of State Aid Highway #5, Stagecoach Road so-called, on the common boundary between lands and premises of Richard Cooper and lands and premises now of Osgood, formerly of Russell; thence proceeding South 52° 35' East a distance of 454.4 feet more or less to an iron rod set in the ground; thence proceeding South 47° 49' East a distance of 1133.7 feet plus or minus to the easterly corner of the property of the Grantor; thence turning and running South 44° 06' West a distance of 510.7 feet to a point on the southeasterly boundary of the property of the Grantor; thence turning and running North 45° 54' West to an iron rod set in the ground; thence running North 06° 37' West a distance of 339.1 feet to an iron rod set in the ground; thence turning and running North 43° 16' West a distance of 659.2 feet to the edge of the right-of-way of State Aid Highway #5; thence turning and running north 44° 37' East a distance of 175 feet to the point of beginning. Reference may be had to a survey of property owned by Richard Cooper, Morristown, Vermont, done by Robert Frey Job 282.

Reserved from this conveyance is a right-of-way to the Grantor his heirs, successors, and assigns for ingress and egress over a common driveway commencing at the Easterly edge of State Aid Highway #5, which crosses lands and premises conveyed to the Grantees herein, to the lands retained by the Grantor herein.

The parties shall share in the use of the common driveway from Stagecoach Road to the point where the common driveway separates into two (2) driveways, one serving the property of the Grantor and the other serving the Grantee's property, under the following terms and conditions; repair, maintenance, and improvement, including the cost of snowplowing shall be shared equally by the parties hereto, their heirs, successors, and assigns, provided, however, that no major expenditure for capital improvements of the common driveway shall be incurred without mutual consent.

For the mutual protection of the parties, no trees shall be cut within 50 feet of the common boundary line of the parties having a bearing of N 43° 16' W and a length of 659.2 feet, as shown on the Frey survey hereinbefore referred to, without consent of the other party."

The lands and premises being conveyed herein are further subject to and benefitted by certain covenants, agreements, confirmations and restrictions as set forth in a "Declaration" among Paul D. Krawczyk, Barbara S. Krawczyk, Richard G. Cooper and Alan Z. Golden, recorded in the Morristown Land Records in Book 84, Pages 662-664. For further particulars, reference may be had to said "Declaration".

As a further aid in this description, reference is hereby made to the above mentioned Warranty Deeds, survey, Declaration and all other deeds and instruments of record in the Morristown Land Records as the same apply to and affect the lands and premises being conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, COLETTE GOLDEN, and her heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, PAUL D. KRAWCZYK and BARBARA S. KRAWCZYK, for ourselves and our heirs and assigns, do covenant with the said Grantee, COLETTE GOLDEN and her heirs and assigns, that until the encasing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are

FREE FROM EVERY ENCUMBRANCE; except as aforementioned and aforereferenced.

And we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforementioned and aforereferenced.

IN WITNESS WHEREOF, we hereunto set our hands this 6<sup>th</sup> day of July 1992.

Witnessed:

William A. Kelk  
(Witness to both signatures)

Q.K. Shummers  
(Witness to both signatures)

Paul D. Krawczyk by his  
attorney in fact William A. Kelk  
BARBARA S. KRAWCZYK by her  
attorney in fact William A. Kelk

STATE OF VERMONT)  
LAMOILLE COUNTY )

At Stowe this  
6<sup>th</sup> day of July 1992

WILLIAM A. KELK Attorney in fact for

PAUL D. KRAWCZYK AND BARBARA S. KRAWCZYK

personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed and the free act and deed of Paul D. Krawczyk and Barbara S. Krawczyk.

BEFORE ME: William A. Kelk  
NOTARY PUBLIC

Morristown, VT., Town Clerk's Office July 7, A. D. 1992, at 8 o'clock 30 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Mary Ann Wilson Clerk.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —  
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 1992-07-06  
Signed Mary Ann Wilson, Clerk  
Date July 7, 1992

Alan and Colette Golden  
September 4, 2020

SOLD: Land - Elmore, Morristown  
9/4/2017 - 9/4/2020

10-20 Acres

**Subject Property:**

**Stagecoach Road, Morristown**

**13.3 AC**

**Assessment: \$133,400**

Sale Date	Property Address	Town	# AC	# Days on Mkt	Assessment	List \$	Sale \$	Sale \$ /Acre	Sale as % of List	Sale as % of Assess
9/2/2020	199 Old Gould Farm Rd *	Elmore	17.80	464	POLP	\$130,000	\$120,000	\$6,742	92.31%	N/A
8/21/2020	426 Campbell Rd	Morristown	10.20	113	\$119,400	\$99,000	\$99,000	\$9,706	100.00%	82.91%
6/19/2020	237 Farm Hill Rd Lot 1	Morristown	10.16	809	\$121,100	\$65,000	\$62,000	\$6,102	95.38%	51.20%
12/9/2019	0 Elmore Mountain Rd	Elmore	11.00	96	\$216,500	\$129,000	\$120,000	\$10,909	93.02%	55.43%
9/13/2019	00 Elmore Mountain Rd	Elmore	10.49	849	\$90,600	\$75,000	\$67,500	\$6,435	90.00%	74.50%
9/5/2019	237 Farm Hill Rd Lot 3	Morristown	10.00	154	\$98,200	\$104,500	\$93,500	\$9,350	89.47%	95.21%
8/9/2019	Patch Rd	Morristown	10.10	413	\$32,600	\$18,500	\$15,000	\$1,485	81.08%	46.01%
6/28/2019	15 Fitzgerald Rd **	Morristown	17.50	84	POLP	\$99,900	\$96,000	\$5,486	96.10%	N/A
11/9/2018	1195 River Ridge Rd	Morristown	11.66	65	\$80,800	\$89,000	\$90,000	\$7,719	101.12%	111.39%
11/15/2017	Lot 2 Lower Elmore Mt. Rd	Morristown	10.93	530	\$96,400	\$75,000	\$70,000	\$6,404	93.33%	72.61%
9/14/2017	426 Campbell Rd	Morristown	10.20	861	\$119,400	\$120,000	\$105,000	\$10,294	87.50%	87.94%
Average			11.82	403	\$108,333	\$91,355	\$85,273	\$7,330	92.67%	75.25%

\* Assessed as 63 AC & DWL for \$505,800

\*\* Assessed as 25 AC & DWL for \$313,700




*Pall Spera*



09/04/2020

M

D

<b>Land</b>	<b>199 Old Gould Farm Road</b>	<b>VT 05657</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$130,000</b>
<b>4754435</b>	<b>Elmore</b>		<b>5</b>	<b>Price - Closed</b>	<b>\$120,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	Forest Reserve District		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	Yes		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	/		<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	NHMST		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>	2.00		<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	17.800000	/ 775,368	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	No
	<b>Garage Type</b>			<b>Road Frontage Length</b>	
	<b>Basement / Access</b>	/		<b>Parcel Access ROW</b>	Yes
	<b>Water Body Name</b>			<b>ROW For Other Parcel</b>	Yes
	<b>Water Body Type</b>			<b>ROW - Length</b>	300
	<b>Water Frntg. Length</b>			<b>ROW - Width</b>	50
	<b>Water Body Access</b>			<b>Surveyed</b>	Y
	<b>Condo Name</b>			<b>Flood Zone</b>	No
	<b>Mobile Park Name</b>			<b>Days On Market</b>	

Property Panorama VT

**Remarks - Public** Large tract with septic designed. Land is adjacent to a 35.8 acre parcel for sale at MLS 4754428 and a Residence on 9.8 acres for sale at MLS# 4754405. Town of Elmore permits required

**Directions** Elmore Mountain Road to Old Gould Farm Rd which is immediately on the route 12 side of Bliss Road & Keith Brothers Farm. Turn onto Old Gould Farm Road and at 1st fork in road bear right. At second fork bear right again and lot is immediately on right.

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


pall.spera@pallspera.com

Pall Spera Company Realtors-Stowe - Off: 802-253-9771

09/04/2020

M

D

<b>Land</b>	<b>426 Campbell Road</b>	<b>VT 05661</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$99,000</b>
<b>4803366</b>	<b>Morristown</b>			<b>Price - Closed</b>	<b>\$99,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	yes		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	No		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	\$3,537.14	/ 2019	<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	NHMST		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>			<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	10.200000	/ 444,312	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	Yes
	<b>Garage Type</b>			<b>Road Frontage Length</b>	91
	<b>Basement / Access</b>	/		<b>Parcel Access ROW</b>	
	<b>Water Body Name</b>			<b>ROW For Other Parcel</b>	
	<b>Water Body Type</b>			<b>ROW - Length</b>	
	<b>Water Frntg. Length</b>			<b>ROW - Width</b>	
	<b>Water Body Access</b>			<b>Surveyed</b>	Y
	<b>Condo Name</b>			<b>Flood Zone</b>	Unknown
	<b>Mobile Park Name</b>			<b>Days On Market</b>	

Private Drive

**Remarks - Public** Private 10.2 acre building lot with driveway, well and utilities installed. Blasting and excavation for foundation has been completed. Brook near house site. Potential Green Mountain views with clearing.

**Directions** From Randolph Road take Campbell Road. Look for real estate sign on the right. Drive in driveway to the house site.

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

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Pall Spera Company Realtors-Stowe - Off: 802-253-9771



09/04/2020

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<b>Land</b>	<b>237 Farm Hill Road</b>	<b>VT 05661</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$65,000</b>
<b>4683780</b>	<b>Morristown</b>		<b>Lot #1</b>	<b>Price - Closed</b>	<b>\$62,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	Residential		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	Yes		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	/		<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	NHMT		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>			<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	10.160000	/ 442,570	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	Yes
	<b>Garage Type</b>			<b>Road Frontage Length</b>	1,674

**Basement / Access** /  
**Water Body Name**  
**Water Body Type**  
**Water Frntg. Length**  
**Water Body Access**  
**Condo Name**  
**Mobile Park Name**

**Parcel Access ROW**  
**ROW For Other Parcel**  
**ROW - Length**  
**ROW - Width**  
**Surveyed** Y  
**Flood Zone** No  
**Days On Market**

**Remarks - Public** Bucolic mix of meadow, woods, and rock ledge. Privacy within charming small community of eight homes on exceptionally quiet and well-maintained dead-end road. Level driveway route leading to gentle rise at homesite. New 4-bedroom wastewater permit with low mound Presby septic system. Underground power at adjoining Lot #3. Compelling mountain views with additional clearing. 4 miles to Morrisville, 7 to Johnson, and 10 to Stowe. Surrounded by Smugglers Notch, Stowe, and Jay Peak ski areas. 10 miles to Green River Reservoir. Mountain bike trail networks and BBQ joint around the corner. Build and gather friends and family here.

**Directions** From intersection of Stagecoach, Morristown Corners, and Walton roads: Walton Rd 3/10s mile to straight onto Cole Hill Rd, 1.8 miles on Cole Hill Rd to left onto Fontaine Hill Rd, 5/10s mile on Fontaine Hill Rd to 2ND sharp right onto Farm Hill Rd; 2/10s mile on Farm Hill Rd to lot on left.

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

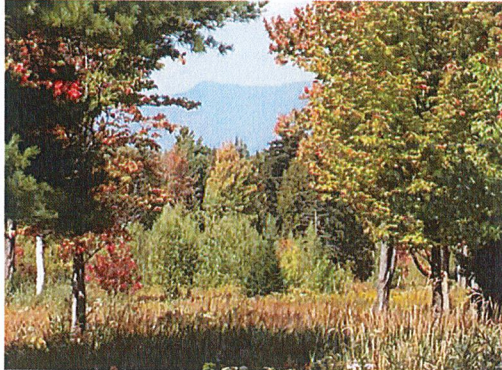
pall.spera@pallspera.com

Pall Spera Company Realtors-Stowe - Off: 802-253-9771

09/04/2020

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<b>Land</b>	<b>0 Elmore Mountain Road</b>	<b>VT 05657</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$129,000</b>
<b>4774580</b>	<b>Elmore</b>			<b>Price - Closed</b>	<b>\$120,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	7		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	No		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	\$4,327.62	/ 1819	<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	NHMT		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>			<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	11.000000	/ 479,160	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	Yes
	<b>Garage Type</b>			<b>Road Frontage Length</b>	275

**Basement / Access** /  
**Water Body Name**  
**Water Body Type**  
**Water Frntg. Length**  
**Water Body Access**  
**Condo Name**  
**Mobile Park Name**

**Parcel Access ROW**  
**ROW For Other Parcel**  
**ROW - Length**  
**ROW - Width**  
**Surveyed** Y  
**Flood Zone** Unknown  
**Days On Market**

**Remarks - Public** The perfect location for your new home build, nestled between Stowe, Morrisville and Elmore. Your 11 Acres country retreat with close proximity to recreation, shops, entertainment and restaurants. This easily accessible opened land will lend its self well to the implementing of your building's improvements. Beautiful views, wide open fields, lovely hard and soft trees to frame you're setting magnificently. Come and walk the land, feel its magic for yourself. Please call, email or text for your showing today.

**Directions** Elmore Mtn Road past Worcester Ridge on your left from Stowe or right if you are coming from Morrisville, just before Worcester Ridge Rd.

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

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Pall Spera Company Realtors-Stowe - Off: 802-253-9771



09/04/2020

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Land	00 Elmore Mountain Road		VT 05657	Unit/Lot Number	Price - List	\$75,000
4634744	Elmore				Price - Closed	\$67,500
Closed		County	VT-Lamoille		Rooms - Total	
		Year Built			Bedrooms - Total	
		Color			Baths - Total	
		Total Stories			Baths - Full	
		Zoning	Elmore		Baths - 3/4	
		Taxes TBD	No		Baths - 1/2	
		Gross Taxes/Year	\$1,894.00 / 2020		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	10.490000 / 456,944		SqFt-Apx Total	
		Common Land Acres			Price Per SqFt Finished	
		Garage/Capacity			Road Frontage	Yes
		Garage Type			Road Frontage Length	500
		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** This spacious 10+ acre parcel is located on Elmore Mt Road in Elmore, a very sought after area of Vermont. Seller has recently had a driveway cut in and opened up a 2+- acre house site. Seller is also willing to owner finance qualified buyers! The site is ready to welcome your new home. Mountain views of Mansfield and Spruce peaks await you. This parcel is conveniently located about half way between Stowe and Elmore/Morristown. Come enjoy the privacy and solitude you deserve. Recent reduction!

**Directions** Rt 100 from Stowe take Randolph Rd to Elmore Mt Road, go about 2 miles to land on LEFT see RE sign.

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


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Pall Spera Company Realtors-Stowe - Off: 802-253-9771

09/04/2020

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Land	237 Farm Hill Road	VT 05661	Unit/Lot Number	Price - List	\$104,500
4744052	Morristown		Lot #3	Price - Closed	\$93,500
Closed					
	County	VT-Lamoille		Rooms - Total	
	Year Built			Bedrooms - Total	
	Color			Baths - Total	
	Total Stories			Baths - Full	
	Zoning	Residential		Baths - 3/4	
	Taxes TBD	Yes		Baths - 1/2	
	Gross Taxes/Year		/	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	10.000000	/ 435,600	SqFt-Apx Total	
	Common Land Acres			Price Per SqFt Finished	
	Garage/Capacity		/	Road Frontage	Yes
	Garage Type			Road Frontage Length	600
	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** THIS is special. Bucolic mix of meadow, woods, and rock ledge. Park-like ground with perfect balance of open, semi-open and wooded land. Privacy within charming small community of eight homes on exceptionally quiet and well-maintained dead-end road. Long driveway from meadow, through woods, opening to expansive farmland and mountain views. Soils suitable for 4-bedroom home with low mound Presby septic system (Septic design already exists). Underground power at adjoining Lot #3 and conduit all the way to house site. Exquisite eastern and southern sunlight. 4 miles to Morrisville, 7 to Johnson, and 10 to Stowe. Surrounded by Smugglers Notch, Stowe, and Jay Peak ski areas. 10 miles to Green River Reservoir. Mountain bike trail networks and BBQ joint around the corner. Build and gather friends and family here. Adjacent 10.16 acre lot is also for sale and priced at \$65,000. See MLS #4683780

**Directions** From intersection of Stagecoach, Morristown Corners, and Walton roads: Walton Rd 3/10s mile to straight onto Cole Hill Rd, 1.8 miles on Cole Hill Rd to left onto Fontaine Hill Rd, 5/10s mile on Fontaine Hill Rd to 2ND sharp right onto Farm Hill Rd; 2/10s mile

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09/04/2020

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**Land**  
**4702364**  
**Closed**

**Patch Road**  
**Morristown**

VT 05661

Unit/Lot Number

Price - List

\$18,500

Price - Closed

\$15,000



Property Panorama VT

County VT-Lamoille  
 Year Built  
 Color  
 Total Stories  
 Zoning 2 acre Morristown  
 Taxes TBD No  
 Gross Taxes/Year \$766.76 / 0  
 Tax Year Notes  
 Tax Class NHMST  
 Tax Rate  
 Assessment / Year / 2016  
 Special Assessment  
 Lot Acres/SqFt 10.100000 / 439,956  
 Common Land Acres  
 Garage/Capacity /  
 Garage Type  
 Basement / Access /  
 Water Body Name  
 Water Body Type  
 Water Frntg. Length  
 Water Body Access  
 Condo Name  
 Mobile Park Name

Rooms - Total  
 Bedrooms - Total  
 Baths - Total  
 Baths - Full  
 Baths - 3/4  
 Baths - 1/2  
 Baths - 1/4  
 SqFt-Apx Fin A-Grade  
 SqFt-Apx Fin B-Grade  
 SqFt-Total Finished  
 SqFt-Apx Unfn A-Grade  
 SqFt-Apx Unfn B-Grade  
 SqFt-Apx Total  
 Price Per SqFt Finished  
 Road Frontage Yes 250  
 Road Frontage Length  
 Parcel Access ROW  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed N  
 Flood Zone No  
 Days On Market

**Remarks - Public** Welcome to this very private 10 acres of recreational land located between Morristown and Johnson. Land is being sold raw. 2 acre zoning. Your private oasis awaits.

**Directions** Go to end of Grow Road in Johnson and follow trail to property.

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

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Pall Spera Company Realtors-Stowe - Off: 802-253-9771

09/04/2020

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**Land**  
**4743958**  
**Closed**

**15 Fitzgerald Road**  
**Morristown**

VT 05661

Unit/Lot Number

Price - List

\$99,900

Price - Closed

\$96,000



County VT-Lamoille  
 Year Built  
 Color  
 Total Stories  
 Zoning Residential  
 Taxes TBD Yes  
 Gross Taxes/Year /  
 Tax Year Notes  
 Tax Class HMST  
 Tax Rate  
 Assessment / Year /  
 Special Assessment  
 Lot Acres/SqFt 17.500000 / 762,300  
 Common Land Acres  
 Garage/Capacity /  
 Garage Type  
 Basement / Access /  
 Water Body Name  
 Water Body Type Stream  
 Water Frntg. Length  
 Water Body Access  
 Condo Name  
 Mobile Park Name

Rooms - Total  
 Bedrooms - Total  
 Baths - Total  
 Baths - Full  
 Baths - 3/4  
 Baths - 1/2  
 Baths - 1/4  
 SqFt-Apx Fin A-Grade  
 SqFt-Apx Fin B-Grade  
 SqFt-Total Finished  
 SqFt-Apx Unfn A-Grade  
 SqFt-Apx Unfn B-Grade  
 SqFt-Apx Total  
 Price Per SqFt Finished TBD  
 Road Frontage  
 Road Frontage Length  
 Parcel Access ROW  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed U  
 Flood Zone No  
 Days On Market

**Remarks - Public** Beautiful country parcel with a deep babbling brook containing two waterfalls and gorgeous views of Elmore Mountain and the Worcester range. Several subdivisions possible with this lot. It's ready for your plans and vision. If your not ready to take on a new build, this beautiful acreage has additional land and an existing Home and barn move in ready. See MLS #4694560 for the full details:

**Directions** From Morrisville-onto Randolph Rd to Fitzgerald Road on the left and the property is located on the corner of Randolph & Fitzgerald

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

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Pall Spera Company Realtors-Stowe - Off: 802-253-9771



09/04/2020

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<b>Land</b>	<b>1195 River Ridge Road</b>	<b>VT 05655</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$89,000</b>
<b>4716708</b>	<b>Morristown</b>		13	<b>Price - Closed</b>	<b>\$90,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	RRA		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	Yes		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	/		<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	TBD		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>			<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	11.660000	/ 507,910	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	Yes
Property Panorama VT	<b>Garage Type</b>			<b>Road Frontage Length</b>	474
	<b>Basement / Access</b>	/		<b>Parcel Access ROW</b>	Unknown
	<b>Water Body Name</b>			<b>ROW For Other Parcel</b>	
	<b>Water Body Type</b>	River		<b>ROW - Length</b>	
	<b>Water Frntg. Length</b>			<b>ROW - Width</b>	
	<b>Water Body Access</b>			<b>Surveyed</b>	Y
	<b>Condo Name</b>			<b>Flood Zone</b>	No
	<b>Mobile Park Name</b>			<b>Days On Market</b>	

**Remarks - Public** Imagine your own private 11.66 acre building lot in the Ten Bends Community, originally planned as a "fly fisherman's paradise" along the Lamoille River by one of the founders of the Orvis company, it offers 300± acres of protected common acreage with many opportunities for outdoor recreation including a vast network of trails, famous fishing spots, & kayaking or river rafting down the Lamoille River. Conventional septic design for a 4 bedroom residence.

**Directions** Hyde Park Village - thru Village to Ten Bends Road (left) across field and over bridge. Stay to you left after crossing the bridge. Follow out to common pond which will be on your right. Keep going past #921 and roughed in drive for lot on your left.

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

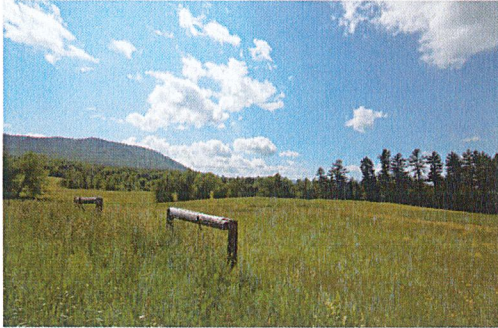
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09/04/2020

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<b>Land</b>	<b>Lot 2 Lower Elmore Mt. Road</b>	<b>VT 05661</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$75,000</b>
<b>4495095</b>	<b>Morristown</b>			<b>Price - Closed</b>	<b>\$70,000</b>
<b>Closed</b>					
	<b>County</b>	VT-Lamoille		<b>Rooms - Total</b>	
	<b>Year Built</b>			<b>Bedrooms - Total</b>	
	<b>Color</b>			<b>Baths - Total</b>	
	<b>Total Stories</b>			<b>Baths - Full</b>	
	<b>Zoning</b>	RRA		<b>Baths - 3/4</b>	
	<b>Taxes TBD</b>	No		<b>Baths - 1/2</b>	
	<b>Gross Taxes/Year</b>	\$3,010.56	/ 2017	<b>Baths - 1/4</b>	
	<b>Tax Year Notes</b>			<b>SqFt-Apx Fin A-Grade</b>	
	<b>Tax Class</b>	NHMST		<b>SqFt-Apx Fin B-Grade</b>	
	<b>Tax Rate</b>			<b>SqFt-Total Finished</b>	
	<b>Assessment / Year</b>	/		<b>SqFt-Apx Unfn A-Grade</b>	
	<b>Special Assessment</b>			<b>SqFt-Apx Unfn B-Grade</b>	
	<b>Lot Acres/SqFt</b>	10.930000	/ 476,111	<b>SqFt-Apx Total</b>	
	<b>Common Land Acres</b>			<b>Price Per SqFt Finished</b>	
	<b>Garage/Capacity</b>	/		<b>Road Frontage</b>	Yes
	<b>Garage Type</b>			<b>Road Frontage Length</b>	700
	<b>Basement / Access</b>	/		<b>Parcel Access ROW</b>	
	<b>Water Body Name</b>			<b>ROW For Other Parcel</b>	
	<b>Water Body Type</b>			<b>ROW - Length</b>	
	<b>Water Frntg. Length</b>			<b>ROW - Width</b>	
	<b>Water Body Access</b>			<b>Surveyed</b>	Y
	<b>Condo Name</b>			<b>Flood Zone</b>	Unknown
	<b>Mobile Park Name</b>			<b>Days On Market</b>	

**Remarks - Public** Beautiful 10.93 acre parcel with mountain views. Ideally located just outside the village but with easy access to Morrisville and Stowe. Adjacent 6.41 acre lot also for sale for \$75,000. Purchase both and have a fantastic 16+ acre lot.

**Directions** Route 12 south out of Morrisville. Turn right on Lower Elmore Mountain Rd. Lot on left after 1st house.

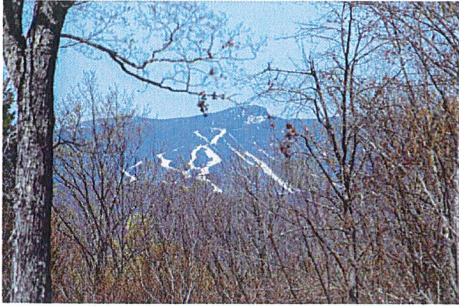
Prepared By: Pall Spera - Phone: 802-253-9771

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<b>Land</b>	<b>426 Campbell Road</b>	<b>VT 05661</b>	<b>Unit/Lot Number</b>	<b>Price - List</b>	<b>\$120,000</b>
<b>4420785</b>	<b>Morristown</b>			<b>Price - Closed</b>	<b>\$105,000</b>
<b>Closed</b>					



Lot 7 View

Unbranded Tour URL

<b>County</b>	VT-Lamoille	
<b>Year Built</b>	RR	
<b>Color</b>	No	
<b>Total Stories</b>		
<b>Zoning</b>	No	
<b>Taxes TBD</b>		
<b>Gross Taxes/Year</b>	\$3,221.13	/ 2016
<b>Tax Year Notes</b>		
<b>Tax Class</b>	NHMST	
<b>Tax Rate</b>	2.27	
<b>Assessment / Year</b>	\$141,900	/
<b>Special Assessment</b>		
<b>Lot Acres/SqFt</b>	10.200000	/ 444,312
<b>Common Land Acres</b>		
<b>Garage/Capacity</b>	/	
<b>Garage Type</b>	/	
<b>Basement / Access</b>	/	
<b>Water Body Name</b>		
<b>Water Body Type</b>	Stream	
<b>Water Frntg. Length</b>		
<b>Water Body Access</b>		
<b>Condo Name</b>		
<b>Mobile Park Name</b>		

<b>Rooms - Total</b>	
<b>Bedrooms - Total</b>	
<b>Baths - Total</b>	
<b>Baths - Full</b>	
<b>Baths - 3/4</b>	
<b>Baths - 1/2</b>	
<b>Baths - 1/4</b>	
<b>SqFt-Apx Fin A-Grade</b>	
<b>SqFt-Apx Fin B-Grade</b>	
<b>SqFt-Total Finished</b>	
<b>SqFt-Apx Unfn A-Grade</b>	
<b>SqFt-Apx Unfn B-Grade</b>	
<b>SqFt-Apx Total</b>	
<b>Price Per SqFt Finished</b>	
<b>Road Frontage</b>	Yes
<b>Road Frontage Length</b>	95
<b>Parcel Access ROW</b>	No
<b>ROW For Other Parcel</b>	
<b>ROW - Length</b>	
<b>ROW - Width</b>	
<b>Surveyed</b>	Y
<b>Flood Zone</b>	No
<b>Days On Market</b>	

**Remarks - Public** The setting sun casts a warm glow on the maples as you pull over the brook and into your slice of Vermont heaven. This 10.1 acre property, thoughtfully positioned set up in an upscale neighborhood in the hills between Morristown and Stowe. Partially cleared, the wooded setting offers natural buffers for privacy, the western facing aspect, looks out towards Mt. Mansfield, and provides ample views. Septic design in place for 4 bedroom home and a gravel pad exists for a barn or large garage. Build your dream home and relax by the brook running through the property, your year-round Vermont retreat begins here! A perfect site for your dream home! Build the 1,760 square foot 3 bed, 2 bath Amy Foscott House from Connor Homes for an estimated \$500,000-\$600,000.

**Directions** VT Rt 100 from Stowe, bear right at the fork onto Randolph Rd. Follow the road for 2.5 miles. Campbell Rd will be dirt road on the right. Follow up the hill, lot will be on the right sign on roughed in drive.

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


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Pall Spera Company Realtors-Stowe - Off: 802-253-9771

MORRISTOWN RESIDENTIAL

\$500,000 - \$700,000

ACTIVE (2) & UNDER CONTRACT (0)

Pics	Status	MLS #	Type	Address	City	BedsTot	#Baths	SqFtTotFn	Acres	Price	DOM
	A	4825716	Single Family	1591 Elmore Road	Morristown	4	2	2,746	129.000000	\$595,000	6
	A	4814932	Single Family	47 Fontaine Hill Road	Morristown	3	1	1,152	40.200000	\$595,000	60

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Alan and Colette Golden  
September 4, 2020

SOLD: Single Family Homes - Morristown  
9/4/2017 - 9/4/2020

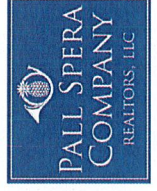
\$500,000 - \$600,000

**Subject Property: 4387 Stagecoach Road, Morristown**

**12.4 AC & DWL**

**Assessment: \$481,200**

Sale Date	Property Address	Town	# AC	Fin	# Days on Mkt	Assessment	List \$	Sale \$	Sale \$ /Sq. Ft.	Sale as % of List	Sale as % of Assess
8/24/2020	83 Maple St	Morristown	1.06	11559	433	\$751,400	\$695,000	\$600,000	\$52	86.33%	79.85%
12/13/2019	184 Arctic Ln	Morristown	6.13	2777	163	\$420,800	\$535,000	\$515,000	\$185	96.26%	122.39%
5/28/2019	3983 Stagecoach Rd	Morristown	6.80	2548	138	\$511,800	\$635,000	\$596,743	\$234	93.98%	116.60%
10/24/2018	787 Bliss Hill Rd	Morristown	9.50	3124	0	\$430,700	\$599,000	\$590,000	\$189	98.50%	136.99%
3/20/2018	7270 Elmore Mtn Rd	Morristown	12.20	2378	217	\$528,000	\$650,000	\$500,000	\$210	76.92%	94.70%
Average			7.14	4477	190	\$528,540	\$622,800	\$560,349	\$174	90.40%	110.10%



*Pall Sperra*



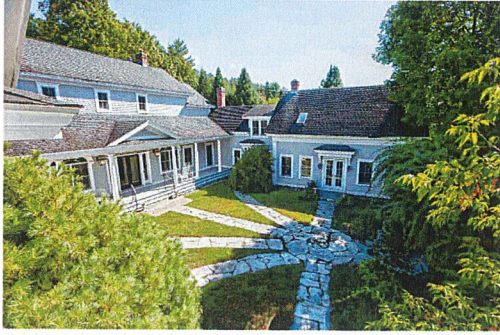
**Single Family**  
**4759581**  
**Closed**

**83 Maple Street**  
**Morristown**

**VT 05661**

Unit/Lot Number

**List Price: \$695,000**  
**Sale Price: \$600,000**



Property Panorama

County VT-Lamoille  
 Year Built 1885  
 Color  
 Total Stories 1.5  
 Zoning MDR  
 Taxes TBD No  
 Gross Taxes/Year \$18,290.58 / 2019  
 Tax Year Notes  
 Tax Class NHMST  
 Tax Rate  
 Assessment / Year \$751,400 / 1819  
 Special Assessment  
 Lot Acres/SqFt 1.060000 / 46,174  
 Common Land  
 Garage/Capacity Yes / 1  
 Garage Type Attached  
 Basement / Access Yes / Interior  
 Water Body Name  
 Water Body Type  
 Water Frntg.  
 Water Body Access  
 Condo Name  
 Assoc. Fee:

Rooms - Total 18  
 Bedrooms - Total 8  
 Baths - Total 13  
 Baths - Full 7  
 Baths - 3/4 2  
 Baths - 1/2 4  
 Baths - 1/4 0  
 SqFt-Apx Fin A-Grade 11,559  
 SqFt-Apx Fin B-Grade 0  
 SqFt-Total Finished 11,559  
 SqFt-Apx Unfn 0  
 SqFt-Apx Unfn 2,100  
 SqFt-Apx Total 13,659  
 Price Per SqFt \$51.91  
 Road Frontage Yes  
 Road Frontage Length 190  
 Parcel Access ROW No  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed U  
 Flood Zone No  
 Days On Market 379

Consider the possibilities! This 18 room former Inn/Retreat was created with the finest of materials and finishes. This property lends itself to Wedding Venues, elegant extended family estate or whatever you can envision. This offering is generous with architectural detail in every room. The entrance has a retreat feel with the combination of Blue Stone & Blue Pearl Granite with a curved archway and circular staircase. The spacious foyer leads to the heart of the Inn, the dramatic Great Room with temp cast Russian designed solid stone fire-box hearth and oven, coffered lighted and cross beamed ceilings, interior columns, hardwood floors, ten chandeliers, and a hand shaved wormwood chestnut doors is spacious with bright light. The front entry has a gated courtyard with wrought iron fence or access the private backyard through French doors. Private self contained suites contain kitchen and living areas, private baths and private balconies. Numerous unique features include the 45 seat theatre with surround sound system. Enjoy a spa like pool-room with wet bar, private bath, dressing rooms, hot tub, waterfall rock wall and heated swimming pool under fiber optic hand painted celestial themed ceiling. Conveniently located in Quaint Village of Morrisville, Vermont. Only 9 Miles from Stowe, Ski capital of the East at Mount Mansfield and a short drive to Smugglers Notch ski area and Jay Peak. To understand the grandeur of this property is truly a must see!

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

**pall.spera@pallspera.com**

**Pall Spera Company Realtors-Stowe**

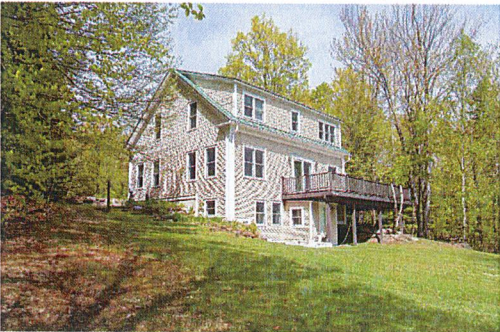
**Single Family**  
**4762728**  
**Closed**

**184 Arctic Lane**  
**Morristown**

**VT 05661**

Unit/Lot Number

**List Price: \$535,000**  
**Sale Price: \$515,000**



Property Panorama

County VT-Lamoille  
 Year Built 1999  
 Color  
 Total Stories 1.5  
 Zoning RR2  
 Taxes TBD No  
 Gross Taxes/Year \$9,450.10 / 2019  
 Tax Year Notes  
 Tax Class HMST  
 Tax Rate  
 Assessment / Year  
 Special Assessment  
 Lot Acres/SqFt 6.130000 / 267,023  
 Common Land  
 Garage/Capacity Yes / 2  
 Garage Type Detached  
 Basement / Access Yes / Walkout  
 Water Body Name  
 Water Body Type  
 Water Frntg.  
 Water Body Access  
 Condo Name  
 Assoc. Fee:

Rooms - Total 9  
 Bedrooms - Total 3  
 Baths - Total 4  
 Baths - Full 2  
 Baths - 3/4 1  
 Baths - 1/2 1  
 Baths - 1/4 0  
 SqFt-Apx Fin A-Grade 1,904  
 SqFt-Apx Fin B-Grade 873  
 SqFt-Total Finished 2,777  
 SqFt-Apx Unfn 0  
 SqFt-Apx Unfn 147  
 SqFt-Apx Total 2,924  
 Price Per SqFt \$270.48  
 Road Frontage Yes  
 Road Frontage Length 266  
 Parcel Access ROW  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed U  
 Flood Zone No  
 Days On Market 95

Located just minutes from all Stowe amenities! Welcome to this private, view-filled, south-facing 6.13± acre site. The 2700± square foot home is permitted for 3 bedrooms with a finished walk-out lower level. Sunny open floor plan...living room with fireplace, hardwood floors, and cherry kitchen cabinets. A 2-car garage and shed provide storage for your vehicles and more! The property is right on the Stowe/Morristown border and has a Stowe mailing address and Stowe services.

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

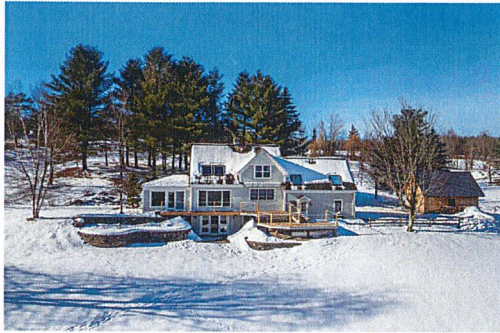
**pall.spera@pallspera.com**

**Pall Spera Company Realtors-Stowe**



**Single Family****4732449****Closed****3983 Stagecoach Road****Morristown****VT 05661**

Unit/Lot Number

**List Price:****\$635,000****Sale Price:****\$596,743**

Bright and sunny

Unbranded Tour URL

County VT-Lamoille  
 Year Built 1987  
 Color  
 Total Stories 1.5  
 Zoning Residential  
 Taxes TBD No  
 Gross Taxes/Year \$11,575.88 / 2019  
 Tax Year Notes  
 Tax Class HMST  
 Tax Rate  
 Assessment / Year /  
 Special Assessment  
 Lot Acres/SqFt 6.800000 / 296,208  
 Common Land  
 Garage/Capacity Yes / 2  
 Garage Type Attached  
 Basement / Access Yes / Walkout  
 Water Body Name  
 Water Body Type  
 Water Frntg.  
 Water Body Access  
 Condo Name  
 Assoc. Fee:

Rooms - Total 6  
 Bedrooms - Total 3  
 Baths - Total 4  
 Baths - Full 2  
 Baths - 3/4 1  
 Baths - 1/2 1  
 Baths - 1/4 0  
 SqFt-Apx Fin A-Grade 1,786  
 SqFt-Apx Fin B-Grade 762  
 SqFt-Total Finished 2,548  
 SqFt-Apx Unfn 0  
 SqFt-Apx Unfn 90  
 SqFt-Apx Total 2,638  
 Price Per SqFt \$334.12  
 Road Frontage TBD  
 Road Frontage Length  
 Parcel Access ROW  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed Y  
 Flood Zone Unknown  
 Days On Market 74

Soft morning light rises over the Worcester range and warms this charming cape as the day awakes. Steam rises from the large swimming pond, as the gently sloping lawn moves up towards the house. Sit with your coffee in the renovated kitchen as you enjoy the expansive view to the East. This well-crafted home offers an open layout, complete with custom accents like exposed beams, brick fireplace, hardwood floors, and a recently completed living room addition. All offer stunning views, bright sunlight with access to the oversized deck for outdoor enjoyment. Ascend to the second floor where you'll find two well-appointed guest bedrooms, guest bath with laundry and a large master suite. All with wide open mountain views. The lower level has been updated with new flooring and is a space for anyone's imagination, work out room, art studio, entertainment room, you choose. Completing this lower level walkout is a full bath. The two car garage is enhanced by a newly build second garage/barn, ideal for a workshop, storage or both. Highlighting the house from the entrance off Stagecoach Road down to the pond is custom landscaping and stonework. Ideally located between Stowe and Morristown, this property offers views, custom craft-work and a warm feeling of being home.

Prepared By: **Pall Spera - Phone: 802-253-9771****pall.spera@pallspera.com****Pall Spera Company Realtors-Stowe****Single Family****4725538****Closed****787 Bliss Hill Road****Morristown****VT 05661**

Unit/Lot Number

**List Price:****\$599,000****Sale Price:****\$590,000**

County VT-Lamoille  
 Year Built 1812  
 Color  
 Total Stories 2  
 Zoning RR  
 Taxes TBD No  
 Gross Taxes/Year \$10,358.00 /  
 Tax Year Notes  
 Tax Class NHMST  
 Tax Rate  
 Assessment / Year /  
 Special Assessment  
 Lot Acres/SqFt 9.500000 / 413,820  
 Common Land  
 Garage/Capacity Yes / 1  
 Garage Type Detached  
 Basement / Access Yes / Interior  
 Water Body Name  
 Water Body Type  
 Water Frntg.  
 Water Body Access  
 Condo Name  
 Assoc. Fee:

Rooms - Total 11  
 Bedrooms - Total 4  
 Baths - Total 4  
 Baths - Full 1  
 Baths - 3/4 2  
 Baths - 1/2 1  
 Baths - 1/4 0  
 SqFt-Apx Fin A-Grade 3,124  
 SqFt-Apx Fin B-Grade 0  
 SqFt-Total Finished 3,124  
 SqFt-Apx Unfn 0  
 SqFt-Apx Unfn 1,322  
 SqFt-Apx Total 4,446  
 Price Per SqFt \$188.86  
 Road Frontage Yes  
 Road Frontage Length 1,403  
 Parcel Access ROW  
 ROW For Other Parcel  
 ROW - Length  
 ROW - Width  
 Surveyed Y  
 Flood Zone No  
 Days On Market 0

Prepared By: **Pall Spera - Phone: 802-253-9771****pall.spera@pallspera.com****Pall Spera Company Realtors-Stowe**

**Single Family**  
**4653983**  
**Closed**

**7270 Elmore Mountain Road**  
**Morristown VT 05661**

Unit/Lot Number

**List Price: \$650,000**  
**Sale Price: \$500,000**



Property Panorama  
 Unbranded Tour URL

County	VT-Lamoille	
Year Built	1988	
Color	Grey	
Total Stories	2	
Zoning	RRA 2	
Taxes TBD	No	
Gross Taxes/Year	\$11,277.60	/ 1617
Tax Year Notes		
Tax Class	HMST	
Tax Rate		
Assessment / Year		/
Special Assessment		
Lot Acres/SqFt	12.200000	/ 531,432
Common Land		
Garage/Capacity	Yes	/ 3
Garage Type	Detached	
Basement / Access	No	/
Water Body Name		
Water Body Type	Pond	
Water Frntg.		
Water Body Access		
Condo Name		
Assoc. Fee:		

Rooms - Total	7
Bedrooms - Total	3
Baths - Total	3
Baths - Full	1
Baths - 3/4	2
Baths - 1/2	0
Baths - 1/4	0
SqFt-Apx Fin A-Grade	2,378
SqFt-Apx Fin B-Grade	0
SqFt-Total Finished	2,378
SqFt-Apx Unfn	0
SqFt-Apx Unfn	0
SqFt-Apx Total	2,378
Price Per SqFt	\$210.26
Road Frontage	Yes
Road Frontage Length	660
Parcel Access ROW	
ROW For Other Parcel	
ROW - Length	
ROW - Width	
Surveyed	Y
Flood Zone	No
Days On Market	164

Ideal Country Estate - 12 acres of pure Vermont pastures, woods and ponds complement the completely newly renovated residence. Modern with state of the art electro-mechanical kitchen and components. All new and fresh. The views are worth the price. Three-bay garage with ability to add additional apartments or living area.

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

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**Pall Spera Company Realtors-Stowe**



MORRISTOWN RESIDENTIAL

\$500,000 - \$700,000

ACTIVE (2) & UNDER CONTRACT (0)

Pics	Status	MLS #	Type	Address	City	BedsTot	#Baths	SqFtTotFn	Acres	Price	DOM
	A	4825716	Single Family	1591 Elmore Road	Morristown	4	2	2,746	129.000000	\$595,000	6
	A	4814932	Single Family	47 Fontaine Hill Road	Morristown	3	1	1,152	40.200000	\$595,000	60

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