

Property transfers

# Town of Derby — August 2022 thru November 2022

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List	Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
9/6/22	Apple Anthony L (S) Apple Ellen (S) Klonaris Olivia (B)	398 Caswell Avenue	PR	0.57	\$275,000 \$147,100		Olney Nancy H (S) The Olney Family Trust Dt (S) Shatney Tyler H (B)				
9/6/22	Griffin Michael D (S) Betit Travis (B)	500 Vt Route 111	PR	0.52	\$199,000 \$104,700	10/6/22	Patenaude Cindy (S) Grittner Andrew J (B) Grittner Linda R (B)	2477 Rt 5 Derby Mobile Home Park	MH		\$20,000 \$20,000
9/12/22	Perry Kimberly Kristine (S) Nilson Edwin Erick (B) Nilson Lucinda (B)	187 Beach Street	PR	0.7	\$245,000 \$156,800	10/11/22	Allen Desiree (S) Allen Matthew (S) Tinker Logan (B) Tinker Randy (B)	124 Terrace Drive	OL	1.21	\$12,000 \$25,700
9/12/22	Wright Hilarie (S) Wright Todd (S) Joslin Wright Emma (B) Wright Coty E (B)	175 Apple Field Drive	PR	2.83	\$385,000 \$160,500	10/13/22	Tanguay Anthony C (S) Tanguay Azela M (S) Lurrie Wendy A (B)	467 John Taplin Road, Lot #1	PR	2.85	\$480,000 \$478,800
9/12/22	Gray Barbara (S) The Douglas L. Gray Revoc (S) Bruce Gerald M (B) Bruce Kerri A (B)	467 Whittier Road	PR	10.3	\$500,000 \$354,900	10/17/22	Brandich, Iii Charles R (S) Abbott Jacob (B) Abbott Stephen C (B)	2604 Darling Hill Road	PR	2.7	\$192,000 \$172,000
9/12/22	Bean's Mobile Homes Inc (S) Deyo Rebecca (B) Deyo Victor (B)	2804 Nelson Hill Rd.	MH		\$101,657 \$70,600	10/17/22	Kme, Llc (S) Bernadino Brian (B) Bernadino Donna (B)	480 Elm Street	PR	0.55	\$202,000 \$74,900
9/12/22	Wright Hilarie (S) Wright Todd (S) Joslin Wright Emma (B) Wright Coty E (B)	175 Apple Field Drive	PR	2.83	\$385,000 \$160,500	10/17/22	Hildreth Allison R (S) Hildreth Cory A (S) Flaucher Michelle L (B) Jordan Charles Matthew (B)	Roberts Drive Lot #59	OL	2.02	\$27,000 \$28,300
9/14/22	Roach Diane F (S) Garceau Heather B (B)	64 Lakeview Extension	PR	1.56	\$375,000 \$220,300	10/24/22	Nelson Dylan R (S) Nelson Meg A (S) Porter Erik A (B) Porter Leanne L (B)	808 Derby Pond Road	PR	5.94	\$675,000 \$486,400
9/14/22	Laurent P. Levreault 2018 (S) Davis Robert Arthur (B) Davis Stephen M (B)	211 Vermont Route 105	PR	2.92	\$50,000 \$46,000	10/24/22	Halbedl Gottfried (S) Halbedl Paula (S) Berlandy Richard M (B) Feyh Madison (B)	75 Meadow Lane	PR	0.46	\$259,000 \$171,000
9/19/22	Lawson, Lawrence Estate (S) Tetreault Adam (B)	2876 Vt Rte 105	PR	5	\$165,000 \$231,300	10/24/22	College Of Mount Saint Vi (S) Newport Natural Llc (B)	167 Main Street	Res.	1.29	\$385,000 \$335,200
9/19/22	Gene D. Dehnke 2017 Trust (S) Mcelhane Elizabeth (B) Mcelhane Justin (B)	240 Roy Street	PR	0.72	\$199,000 \$96,100	10/20/22	Flynn Brandy (S) Daigle Evan R (B) Williams Morgan L (B)	239 Morin Drive	PR	0.78	\$230,000 \$147,200
9/20/22	Sheltra Andrew (S) Therrien Trey (B)	2477 US Rte 5, Lot C5	PR		\$59,000 \$38,700	10/24/22	Brown George (S) Lewis Charlotte V (S) Abbott Dwight (B) Abbott Sonya (B)	905 Dairninaka Drive	PR	3.55	\$425,000 \$286,800
9/22/22	Vonheeder Jasen (S) Dorfhuber Family Trust (B)	2025 Pine Hill Road	PR	10.15	\$222,500 \$157,400	10/27/22	Lawson Erik G (S) Lawson Sonia L (S) Palmer Leanne P (B) Palmer Ronald W (B)	2600 North Derby Road	PR	3	\$465,000 \$373,100
9/22/22	Robillard Bonnie (S) Robillard John (S) Gagnon Robert (B) Pallozzi Mary (B)	348 Whispering Pines Road	PR	6.4	\$475,000 \$317,800	11/1/22	Nelson Farms, Inc. (S) Rita Choquette, Trustee O (B)	Quarry Road	Com.	93.29	\$200,000 \$302,800
9/22/22	Kelley Brenda A (S) Perry Michael G (S) Williams Raymond (B) Williams Tammi (B)	689 4-H Road	OL	0.23	\$37,500 \$22,300	11/2/22	Williams Judith A (S) Kelley Donna E (B)	3071 US Route 5	Res.	1.1	\$140,000 \$263,200
9/26/22	Lanoue Monique (S) Wilson Darin (B) Wilson Jessica (B)	2610 Route 105	PR	11	\$324,500 \$179,700	11/3/22	Tetreault Adam (S) Dauphin Gayle (B)	72 Hitchcock Drive	PR	1	\$298,000 \$151,700
9/28/22	Major Seth (S) Ricker Amy (S) Major Lois (B)	67 Majors Drive	PR	0.19	\$239,800 \$239,800	11/7/22	Scalzo Paul (S) Lantagne Amber (B) Lantagne Richard Brian (B)	236 Hitchcock Drive	3 Units	10.48	\$130,000 \$141,600
10/3/22	Major Lois (S) Hsieh An-Ping (B) Hsieh Sarah (B)	67 Majors Dr	PR	0.34	\$455,000 \$239,800	11/7/22	Rhodes Martha A (S) Rhodes Reginald L (S) Mcgarrigle Ilene J (B)	78 Hillside Drive	PR	1.5	\$379,500 \$257,000
10/4/22	Dupuy Marina M (S) Clark Johane (B) Monteiro Lloyd (B)	278 White Birch Lane	PR	0.67	\$550,000 \$344,800	11/9/22	Sarazin Allen L (S) Sarazin Laurie A (S) Wright Ronald (B)	697 Christman Road	OL	1.67	\$127,868 \$155,600
10/4/22	Messick David E (S) Messick Mindy (S) Blake Amanda (B) Blake Tyler (B)	964 Palin Farm Road	PR	2.74	\$410,000 \$308,600	11/9/22	Champlain Oil Company, In (S) Barry Kyle S (B)	3351 Route 5	Com.	0.69	\$160,000 \$178,500
10/4/22	Brunstad Lisa (S) Brunstad Mark D (S) Davis Grace L (B)	2241 Bushey Hill Rd	PR	11.52	\$140,000 \$90,500	11/14/22	Grenier Felicity E (S) Grenier Roger C (S) Cote Susan (B)	520 Roy Street	PR	0.46	\$93,000 \$2,022
10/5/22	Chimileski Beverly D (S) Chimileski Robert B (S) Hayati Zabi (B)	9 Birchwood Drive	PR	1.05	\$305,000 \$210,900	11/14/22	Dagesse Daniel A (S) Dagesse Irene L (S) Riendeau David M (B)	Dairninaka Drive, Lot #2	OL	11.2	\$57,000 \$113,700
10/5/22	Olney Amanda R (S) Olney Gary W (S) Olney Joshua T (S)	121 Beauchesne Street	PR	0.24	\$150,000 \$99,000	11/30/22	Merrill David (S) Turk Ellen W (B) Zakos Michael R (B)	714 Hayward Road	OL	34	\$186,500 \$114,800

\*Assessed Value Includes Adjoining Land

**KEY:** Com = Commercial MF = Multi-Family MH = Mobile Home OF = Operating Farm OL = Open Land  
PR = Primary Residence R = Residential Seas = Seasonal SF = Single Family TL = Timberland

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802-626-4222

Property transfers

# Town of Derby — December 2022 thru April 3, 2023

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List	Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
12/1/22	Smith Gregory P (S) Smith Sharon L (S) White, Iv Washington (B)	1292 North Derby Road	PR	10.95	\$425,000 \$214,300	1/23/23	Stone Nancy (S) Harrell Kathy N (B)	756 Main Street	PR	0.32	\$225,000 \$108,700
12/5/22	Hunt Christopher P (S) Oeschger Jeffrey P (B)	Salem Derby Road	OL	76.4	\$55,000 \$125,200	1/30/23	Davis, Beverly Estate (S) Pelletier Louise (B) Pelletier Richard (B)	867 Nelson Hill Road	PR	10.1	\$270,000 \$236,600
12/5/22	Hatch Lewis (S) Hatch Lisa (S) Pohlman Mark (B) Pohlman Stephanie (B)	Bushey Hill Road	OL	10.41	\$41,000 \$38,900	2/21/23	Estate Of James Gormley (S) Heron Rebecca M (B)	724 Main St	Res.	0.18	\$145,000 \$106,100
12/5/22	Riendeau Gerard R (S) Riendeau Rita M (S) Buck Ralph E (B)	Hinman Settler Road	OL	33	\$85,000 \$86,200	2/22/23	Northern Views, Llc (S) Birch Melinda J (B) Birch Scott B (B)	993 Bates Hill Road	PR	4.2	\$260,000 \$192,300
12/12/22	Bonneau Hailey M (S) Bonneau Tyler (S) Royea Ashley (B) Royea Brent (B)	274 Ashman Drive	PR	1.16	\$287,500 \$185,400	2/27/23	Ralph E. Paradis Estate (S) Gleason Steven (B)	724 Herrick Road	OL	0.36	\$30,000 \$40,100
12/12/22	Royea Ashley A (S) Royea Brent J (S) Gonyaw Mitchell (B)	161 Sunset Terrace	PR	0.4	\$239,900 \$152,700	2/27/23	Laplante Arthur A (S) Laplante Monique J (S) Roy Priscilla A (B) Roy Tammy A (B) Roy Zachary W (B)	4009 North Derby Road	PR	0.5	\$260,000 \$144,400
12/15/22	Annie H. Coffey Family Tr (S) Annie H. Coffey Family Tr (S) Buckles Bethany L (B) Buckles Cristopher J (B)	Bushey Hill Road	OL	25.84	\$75,000 \$102,800	2/27/23	Woodard Milton F (S) Houston Brion W (B) Provencher Amanda (B) Provencher Ii Terrence (B)	2477 US Route 5, Lot	MH		\$45,000 \$33,700
12/15/22	Gmm Real Estate Llc (S) St. Onge Holdings, Llc (B)	463 Quarry Road	Com.	6.9	\$471,303 \$438,200	2/28/23	Dagesse Daniel A (S) Dagesse Irene L (S) Curtis Spencer P (B)	Lot #S 11, 12, 13 Dairninaka Drive	Lot.	18.2	\$50,000 \$113,700
12/15/22	Wright Hilarie (S) Wright Todd (S) Lalime Crystal (B)	1980 Darling Hill Road	Res.	31.62	\$190,000 \$185,100	3/1/23	Green Johan (S) Green Ruth (S) Hume Margaret A (B) Hume Richard J (B) West Eleanor J (B) West Walter L (B)	105 Valentine Avenue	PR	1.2	\$349,000 \$199,600
12/19/22	Perez Alberto (S) Bonneau Hailey (B) Bonneau Tyler (B)	Darling Hill Road	OL	9.92	\$90,000 \$57,900	3/1/23	Gosselin Ann M (S) Guillette Gary R (S) Guillette Peter A (S) Gainer Jill A (B)	2476 Route 105	PR	0.5	\$119,000 \$99,000
12/21/22	Diblasio Ruscica Revocabl (S) Blankenship Sande Deann E (B) Sanders Brendon K (B)	1273 Vt Route 105	Res.	6.83	\$660,000 \$437,900	3/6/23	Brainard Pamela (S) Percy Dennis (S) Flynn Marie K (B) Flynn Scott A (B)	166 Foxwood Lane	PR	7.2	\$527,500 \$309,100
12/22/22	Wood Brian (S) Wood Brittany (S) Lefebvre Aaron M (B)	246 Ann Wilson Road	PR	2.46	\$289,000 \$145,600	3/13/23	Wiesen Bard (S) Wiesen Tammy (S) Stewart Christina (B) Stewart Randal (B)	2112 Holland Road	PR	10.1	\$300,000 \$237,900
12/22/22	Abbott Zachary S (S) Pamela Abbott J (S) Gyles Meghan (B)	548 Sunset Acres	PR	0.37	\$450,000 \$298,900	3/13/23	Melton Lyn D (S) Jacobs Maria T (B)	2721 Darling Hill Road	PR	10	\$263,900 \$162,900
12/27/22	The Housing Foundation, I (S) Vermont State Housing Aut (B)	2477 U.S. Route 5 (Derby Manor Mobi	Com.	42	\$1,494,970 \$1,440,400	3/13/23	Bronson, Trustee Timothy (S) Francis James M (B) Francis Uvoltta M (B)	2040 Nelson Hill Road	PR	10	\$515,000 \$314,700
12/27/22	Moore Nancy P (S) Provost Cecile L (S) Sexton Gary M (S) Dmdk Llc (B)	1035 Route 5	7 Units	16.36	\$740,000 \$474,600	3/27/23	Gosselin, Trust Michael R (S) Lona Miller Stuart Revoca (B)	Island View Road	OL	6.71	\$193,000 \$81,000
12/27/22	Horizon Trust Co., Ira Cu (S) Quirion Michael (B) Quirion Moira (B)	Cobb Road	OL	3.11	\$53,000 \$33,000	3/27/23	Clyde Pond Holdings (S) St Onge Daniel (B)	Derby Pond Road	OL	12.2	\$250,000 \$148,500
12/29/22	Grzasko 2019 Trust U/D/T (S) Larson Aaron M (B) Nunez Natalie (B)	482 Bushey Hill Rd	OL	10.6	\$63,000 \$41,700	3/27/23	Joyal Richard D (S) Stone Nancy (B)	Main Street	OL	1.5	\$44,000 \$29,700
1/3/23	Blais Nancy (S) Shattuck Sherry (B) Shattuck Sr Jody (B)	1256 Salem Derby Road	PR	12.64	\$245,000 \$172,000	3/29/23	Estate Of Camille Favreau (S) Favreau Eric (B)	384 Fortin Rd	PR	10.04	\$23,850 \$47,700
1/9/23	Abbott Reginald C (S) Bathalon Chris (B) Bathalon Hillary (B)	Lot 4c - Little Salem Lane	OL	2.25	\$30,000 \$63,700	4/3/23	Stranch-Cote Gretchen (S) Gianoni Anthony Michael (B) Montroy-Malone Gabryel Al (B)	1661 Nelson Hill Road	PR	3.7	\$440,000 \$221,500
1/9/23	Estate Of Ronald Macbean (S) Dimambro Brenda (B)	41 Bridge Street	PR	1	\$86,600 \$86,600	4/3/23	Cass Insurance, Inc. (S) Griffin Tanya (B)	3221 US Route 5	OL	0.37	\$100,000 \$71,000
1/18/23	Longley Petra M (S) Lehman Robert V (B) Raines Joyce-Ann C (B)	1412 North Derby Road	PR	3	\$225,000 \$122,500	4/3/23	Dauphin Gayle (S) Hanson Candra (B) Perry Brian (B)	72 Hitchcock Drive	PR	1	\$275,000 \$151,700
1/19/23	Lydia S Saravis, Trustee (S) Saravis, Trustee Philip E (S) Delhaie Leslie (B)	862 4h Road	PR	0.52	\$600,000 \$457,100	4/3/23	Tetreault Suzanne C (S) Piette Donald (B)	331 Tetreault Drive	MH	1.14	\$85,000 \$54,100
1/23/23	Kennedy Monte F (S) Gray Keith (B) Gray Trevor (B)	361 Goodall Road	OF	112.87	\$874,000 \$431,100	4/3/23	Fischer Bari C (S) Fischer Douglas S (S) Bellmore Eileen E (B) Bellmore Adam (B)	153 Hillside Drive	PR	6.71	\$479,900 \$327,400

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Property transfers

# Town of Derby — April 10 thru July 2023

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List	Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
4/10/23	Riendeau David M (S) Quirion Rhonda (B)	Birch View Drive	OL	10	\$45,000 \$54,200	6/26/23	Lewis Daniel W (S) Lewis David B (S) Lewis Robert S (S) Lewis Sharon B (S) Mckinley Kristine (B) Miller Logan (B)	423 Whittier Road	PR	5	\$385,000 \$268,700
4/24/23	Nrz Reo Xviii, Llc (S) 1vt Lander Llc (B)	911 Glover Road	Res.	20.5	\$142,750 \$138,800	6/26/23	Austin Mitchell R (S) Olsen Caleb (B) Olsen Kailey (B)	1768 Darling Hill Road	PR	1.41	\$229,900 \$105,300
4/24/23	Murphy Brian (S) Miller Marc J (B) Tortora Vincent E (B)	1802 Darling Hill Road	PR	1.57	\$220,000 \$128,100	6/26/23	St Onge George (S) Willis Gloria (S) Bourassa Francine (S) Bradway Dean (B)	US Rte 5	Res.	0	\$25,000 \$16,300
5/1/23	Harvey Tara D (S) Harvey Thomas A (S) Roy Roland (B)	751 Main Street	PR	0.39	\$220,500 \$133,400	6/29/23	Martin Danny (S) Carter Christine (B) Carter John (B)	3662 North Derby Rd	Com.	2.34	\$225,000 \$228,000
5/1/23	Dalpe Madeleine V (S) Dalpe Konnor N (B) Murray Madison E (B)	592 West Street	PR	0.46	\$190,000 \$128,000	7/5/23	Brock Jordan W (S) Miller Alyssa (B) Miller Dalton (B)	136 Morin Drive	PR	1.14	\$340,000 \$165,800
5/8/23	Landry Stanley (S) Choquette Michael (B)	364 Roy Street	MH	0.5	\$17,000 \$31,000	7/5/23	Blais Heidi M (S) Blais Shawn M (S) Brock Ashleigh (B) Brock Jordan (B)	Sunset Acres	PR	3.61	\$150,000 \$58,500
5/15/23	Ruskaup Sieglinde G (S) Abbott Reginald (B)	5016 US Route 5	Com.	4.74	\$785,000 \$608,700	7/5/23	Cody Simoneau (S) Simoneau Brian (S) Brooks Stacey D (B) Brooks, Iv John W (B)	196 Louis Street	PR	0.45	\$369,000 \$112,800
5/15/23	Binette-Fuller Carol L (S) Binette Christian R (S) Bokan Daniel P (B)	140 Kingsbury Circle, Unit C22	PR	1 Unit	\$182,000 \$118,100	7/11/23	Orsini Lorraine (S) Skinner Charity (B)	259 Main Street	2 Units	0.69	\$185,000 \$129,600
5/22/23	Dolgin Laura F (S) Geisel Richard H (S) Heisel Erin M (B) Gouss Alec M (B)	1203 Shattuck Hill Road	PR	1	\$340,000 \$197,500	7/11/23	Campbell James A (S) Hartmann, Trustee Christo (B) Hartmann, Trustee Maria (B)	43 Pinewood Drive	Res.	0.27	\$325,000 \$356,100
5/22/23	Forgues Ruth (S) Forgues Ruth (B) Verdon Diane (B)	224 Shattuck Hill Road, Lot B-5	PR		\$8,000 \$16,000	7/17/23	Sanville Laurie A (S) Whipple Lorraine (B) Whipple Val (B)	123 Salem View Heights	PR	1.08	\$185,000 \$92,500
5/22/23	Barrett Jennifer L (S) Hatch, Iv Lewis A (S) Michaud Denis L (B) Michaud Kimberly (B)	77 Bonin Lane	PR	10.5	\$489,500 \$281,700	7/20/23	Whipple Lorraine (S) Whipple Val (S) Loura-Bumps Preston W (B)	259 Missionary Acres	PR	0.3	\$223,000 \$113,600
5/22/23	Tanguay Home,S Inc. (S) Partridge Anthony (B) Partridge Gina (B)	690 Fontaine Road	PR	6.29	\$194,000 \$84,500	7/20/23	Susan Dodds Martin Taylor (S) Leblond Benoit (B) Leblond Rosalie (B) Patten Chad C (B) Patten Renee M (B)	1329 Vermont Rte 111	PR	9.5	\$725,000 \$750,900
5/23/23	Robbins Brooke (S) Austin Mitchell R (B)	1.36 Acres On Roberts Road	OL	1.36	\$59,900 \$35,200	7/20/23	Rogers Jeanne M (S) Rogers Lance D (S) Abbott Dwight M (B) Abbott Emily Mae (B) Abbott Sonya L (B)	36 Tomahawk Path	PR	2.25	\$439,900 \$275,600
5/23/23	Schmit Bernard H (S) Schmit Erin M (S) Damato Christian D (B) Damato Jeanette F (B)	300 Elm Street	PR	0.2	\$186,000 \$121,900	7/20/23	Clyde Pond Holdings Llc (S) Leblond Benoit (B) Leblond Rosalie (B) Patten Chad C (B) Patten Renee N (B)	Vt Route 111	OL	19.27	\$100,000 \$102,900
5/30/23	Devan Michael J (S) Devan Sally A (S) Rhonda Quirion Living Tru (B)	107 Hitchcock Drive	PR	1.01	\$359,000 \$246,900	7/24/23	Patten Chad C (S) Patten Renee M (S) Crowley Karen (B) Crowley Michael J (B)	3957 Route 105	PR	12.88	\$375,000 \$235,500
5/31/23	Wev Usa Llc (S) Poulin Grain, Inc. (B)	3916 U.S. Route 5	Com.	17.6	\$7,575,000 \$4,612,400	7/24/23	Mcginnis Patrick L (S) Mcginnis Sandra A (S) Nelson Bailey (B) Nelson Dale (B)	126 Can-American Drive	PR	2.03	\$415,000 \$280,000
6/5/23	Shaw Elaine J (S) Shaw Loren T (S) Armstrong Laura L (B)	320 Foxwood Lane	PR	4.5	\$350,000 \$248,400	7/24/23	Cochran Katlynn E (S) Cochran Luke T (S) Russell Christina (B) Russell Christopher (B)	1680 Nelson Hill Road	PR	1	\$245,000 \$152,500
6/7/23	Kinney Johnathan (S) Kinney Kevin (S) Davignon Gerald (B) Davignon Tawnya (B)	52 Goodall Road	PR	0.8	\$147,500 \$131,800						
6/12/23	Spates Family Llc (S) Bourdon Marc-Andre (B) Harter Sibylle Elise (B)	40 Jay View Drive	PR	2.03	\$395,000 \$202,600						
6/22/23	Kelly Ian A (S) Kelly Savannah (S) Zimmerman Larry Gilbert W (B) Zimmerman Maureen Regina (B)	295 Heritage Drive	PR	10.43	\$278,000 \$154,700						
6/26/23	Carpenter Lucille A (S) Carpenter Richard L (S) Norris Jean M (B)	30 Foster Terrace	PR	0.31	\$229,500 \$129,600						
6/26/23	Buck Ralph E (S) Giguere Fytsyk Kravets Re (B)	Hinman Settler Road	OL	32	\$99,500 \$86,200						

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