

Property transfers

Town of Derby — August 2023 thru November 20, 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
8/1/23	Lague Joshua R (S) Lague Julie A (S) Kopec Taylor (B)	601 Main Street	PR	1.09	\$255,000 \$137,800	9/11/23	Jacobs Maurice (S) Dodge-Jacobs Tammy (S) Tran Trang (B) Chau Tuan (B)	3197 Route 5	Res	0.8	\$325,000 \$240,800
8/7/23	Gonyaw Mitchell (S) Pickering Amy C (B) Pickering Daniel C (B)	161 Sunset Terrace	PR	0.4	\$275,000 \$152,700	9/13/23	Bailey James (S) Bailey Lana (S) Lafoe Moriah (B)	658 Elm Street	PR	0.23	\$199,000 \$125,100
8/14/23	Tice Marion (S) Small David (B) Small Erica (B)	72 Terrace Drive	PR	1	\$45,000 \$84,100	9/13/23	Robert Derick Estate (S) Gray Theresa (B) Bowman Diane (B)	224 Shattuck Hill Road, Lot A-1	PR	0	\$17,175 \$11,000
8/14/23	Stone Chesley (S) Wallace Rebecca J (B) Weingarten Richard (B)	1004 Bushey Hill Road	OL	0.13	\$85,900 \$32,700	9/25/23	Dolan Troy (S) Dolan Meredith (S) Tanguay Homes, Inc. (B)	576 Darling Hill Road	Com.	3.4	\$145,000 \$89,900
8/17/23	Bosco Family Trust U/T/D (S) El-Ghazzawy Omar Sheik (B) Shui-Gi Szeto Sonia (B)	314 Sunset Acres	PR	0.37	\$500,000 \$325,900	9/28/23	Wheeler Scott (S) Vinal Christopher (B) Vinal Karissa (B)	2180 Pine Hill Road	PR	3.5	\$175,000 \$124,800
8/21/02	Estate of Esther Metras (S) Tanguay Homes, Inc. (B)	175 Woods Farm Road	Res	4.06	\$245,000 \$150,300	10/2/23	Choquette Michael (S) Brousseau Kelley (B)	160 Roy Street	PR	0.5	\$62,500 \$31,000
8/24/23	Aubin Denis G (S) Chapdelaine Lise A (S) Lawson Linda A (S) Stone Micheline M (S) Cecile Aubin Estate, C/O (S) Zoe Gascon, Legal Gaurdia (S)	1375 Pine Hill Road	PR	0.33	\$225,000 \$123,000	10/4/23	Ouelette Joel (S) Ouelette Joel (B) Johansen Chad (B)	3630 Bushey Hill Road	PR	11.86	\$50,790 \$94,500
8/28/23	Abbott Reginald (S) Mcelroy-Tripp Jenna (B)	Lot #1a Fontaine Road	Res	2.38	\$37,900 \$48,700	10/11/23	A.N. Deringer, Inc. (S) Minnie Michael (B)	465 Caswell Avenue	PR	0.23	\$182,500 \$125,900
8/30/23	Hunt Andrea D (S) Hunt Donald P (S) Spates Family LLC (B)	107 Beach Street	Res	0.05	\$25,000 \$86,800	10/19/23	Wright Ronald (S) Local As It Gets Vt LLC (B)	48 Community Drive	Res	2.5	\$500,000 \$495,300
9/5/23	Roy Janice (S) Lawson Linda (B)	2477 US Route 5, Lot D3	PR	0	\$95,000 \$53,600	10/24/23	Jordan, Jr Kenneth (S) Jordan Cecelia (S) Taft Jamie (B)	571 4-H Road	Seas	0.26	\$124,500 \$80,300
9/5/23	Wheeler Tiffany (S) Wheeler Samantha (B) Wheeler Carmen (B)	36 West Street	PR	0.15	\$24,600 \$73,800	10/25/23	Willis Todd (S) Willis Cindy (S) Willis Abby (S) Cleveland Mark (B) Cleveland Jody (B)	863 4-H Road	PR	0.26	\$180,000 \$96,000
9/5/23	Labrecque Armand (S) Labrecque Bonnie (S) Emond Carl (B) Emond Carole (B)	104 Kingsbury Circle, C32	1 Unit	0	\$175,000 \$122,700	10/26/23	Maarawi Ghassan (S) Giroux Nicholas (B) Giroux Abby (B)	1286 Bushey Hill Road	PR	11.9	\$150,000 \$128,600
9/5/23	Barnard Paul (S) Barnard Gabrielle (S) Steeby Clayton (B) Steeby Jessica (B)	2111 Beebe Road	PR	4.24	\$479,900 \$294,300	10/30/23	Michelle Jones Trust (S) Copp Christopher (B) Copp Jennifer (B)	2503 Beebe Road	PR	1	\$175,000 \$191,500
9/7/23	Limlaw Chad (S) Limlaw Julie (S) Seidner Stanley (B) Seidner Lisa (B)	Glover Road	OL	10.1	\$77,500 \$40,300	10/30/23	Royea Bernard (S) Royea Tracey (S) Charbonneau Roland (B) Charbonneau Carol (B)	165 Apple Field Drive	PR	6.06	\$460,900 \$264,500
9/7/23	Granfors Robert (S) Granfors Susan (S) Embi Paul (B) Embi Tracie (B)	725 Aldrich Lane	PR	30	\$599,000 \$321,400	11/6/23	Christopher James (S) Saxton Dennis (B)	358 Main Street	PR	0.45	\$135,000 \$113,800
9/7/23	Camp Edwin (S) Camp Joan (S) Kinne Kit (B) Kinne Lisa (B)	1457 Ridgehill Drive	Res	2.2	\$410,000 \$257,100	11/9/23	Eck Zackary (S) Eck Bree-Ann Marie (S) Hazelp- Vanessa (B)	125 Highland Avenue	PR	0.45	\$189,000 \$93,000
9/7/23	Hardy George (S) Emrick Ian (B) Augier Sonia (B)	106 Sunset Terrace	PR	0.46	\$255,000 \$153,300	11/15/23	Village of Derby Line (S) OLhoeft Marc (B)	73 Laythe Street	Res	0.27	\$40,000 \$91,000
9/11/23	Bathalon Christopher (S) Bathalon Hillary (S) Pohlman Mark (B) Pohlman Stephanie (B)	1288 Herrick Road	PR	0.79	\$339,000 \$156,200	11/15/23	Village of Derby Line (S) Town of Derby, Maryann Te (S) Merrill Jacob (B)	67 Beach Street	Com	1.03	\$105,000 \$221,300
						11/16/23	Dopp Larry (S) Chaffee Caroline (S) Ramsdell Carolyn (B)	2477 Us Route 5, Lot A-11	PR	0	\$25,000 \$14,500
						11/20/23	Jacques J. Lacroix Estate (S) Delage Colette (B)	3174 Route 5	Res	0.46	\$135,000 \$100,600
						11/20/23	Tanguay Anthony (S) Gonyaw Mitchell (B)	Lot # 4 - Crawford Road	Res	1.26	\$90,000 \$28,400

*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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Property transfers

Town of Derby — November 20, 2023 thru May 23, 2024

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
11/20/23	Davis Bryan (S) Davis Susan (S) Nelson Cyril (B) Nelson Andrea (B)	1422 Herrick Rd	PR	33.46	\$599,000 \$322,100
11/22/23	Delage Colette (S) Bianchi Sean (B) Bianchi Deborah (B)	3174 Route 5	Res	0.47	\$115,000 \$100,600
12/14/23	Bean's Mobile Homes Inc. (S) Brousseau Kelley (B)	364 Roy St.	PR	0	\$105,344 \$31,000
12/14/23	Joanne Moeykens Estate (S) Abbott Dwight (B) Abbott Sonya (B)	4468 Darling Hill Road	Res	4.7	\$299,000 \$174,700
12/14/23	Poutre Matthew (S) Poutre Jenna (S) Souliere Caleb (B) Souliere Emma (B)	276 Sunset Terrace	PR	0.45	\$189,000 \$99,800
12/18/23	Hunt Patricia (S) Lippens Bruce (S) Tanguay Anthony (B)	West Street	OL	7.44	\$285,000 \$51,100
12/18/23	Hunt Patricia (S) Lippens Bruce (S) Tanguay Anthony (B)	West Street	OL	4.56	\$285,000 \$43,900
12/18/23	Judd Bradley (S) Gobeil-Judd Gislaine (S) Vermont Land Trust, Inc (B) Vermont Housing and Conse (B)	2028 Herrick Rd	Farm	146.72	\$394,000 \$753,000
12/20/23	Raboin Marie (S) Huseman Candace (B)	224 Shattuck Hill Road Lot G-1	PR	0	\$75,000 \$54,100
12/20/23	Moeykens Joseph (S) Royer Tyler (B)	191 Highland Avenue	PR	0.5	\$180,000 \$155,400
12/26/23	Guyer Daniel (S) Guyer Taryn (S) Blanchard Ashley (B) Smith Ii Carl (B)	280 Fontaine Road	PR	10.1	\$230,000 \$167,700
1/2/24	Huseman Candace (S) OLden Deborah (B)	224 Shattuck Hill Road, Lot A-08	PR	0	\$55,000 \$20,600
1/4/24	Gable Phyllis (S) Rouelle Paul (B) Rouelle Donna (B)	2477 Us Rt 5, Lot B1	PR	0	\$35,800 \$35,800
1/4/24	Vermont State Housing Aut (S) The Housing Foundation, I (B)	2477 U.S. Route 5 (Derby Manor) Com.		42	\$1,494,970 \$1,440,400
1/10/24	Lavallee Michelle (S) Lavallee Steven (S) Slason John (B) Slason Michael (B) Slason Lawrence (B)	2477 Us Route 5 C18	PR	0	\$66,000 \$34,900
1/17/24	Klimek Douglas (S) Ansley Kristie (B)	1028 Pine Hill Road	PR	13.77	\$250,000 \$259,700
1/24/24	Bischoff Jeffrey (S) Richardi Sandra (B)	1137 Ridge Hill Drive	PR	7	\$86,900 \$173,800
1/29/24	Ladd Jennifer (S) Petelle Russell (B)	1799 Hinman Settler Road	PR	5	\$339,000 \$194,600
2/12/24	Citizens Bank (S) Abbott Reginald (B)	2757 US Route 5	Res	2.88	\$300,000 \$371,800
2/15/24	Rice Donald (S) Thompson Ronald (B) Thompson Lynn (B)	2920 Vt Route 105	PR	0.92	\$220,000 \$192,100
2/15/24	Duckless Michael (S) Duckless James (S) Degre Tracy (B)	3478 Bushey Hiill Road	Res	10.77	\$30,000 \$41,500

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
2/27/24	Merrill David (S) Mcgee John (B)	Beebe Road	Res	10.3	\$60,000 \$48,000
3/4/24	Stanzione Neil (S) Stanzione Realty Trust - (B)	467 Elm St	PR	1.1	\$73,278 \$147,300
3/6/24	Slaterde766 LLC (S) Laber Trust U/T/A Dated D (B)	78 Kingsbury Circle C 40	1 Unit	0	\$150,000 \$132,300
3/6/24	Tanguay Anthony (S) Genco Stephen (B)	2338 Route 5	PR	0.43	\$180,000 \$86,100
3/18/24	Vasilis Axios, Trustee of (S) Lafoe Isaac (B) Digianni Hayley (B)	106 PProvost Acres Ext	OL	10.09	\$120,000 \$54,400
3/21/24	Fedele Joanne (S) Mathews Louise (B) Fugere Joseph (B)	416 Shattuck Hill Rd	Res	70	\$190,000 \$242,300
3/26/24	Marrotte Bonita (S) Vance Grant (S) Duval-Vance Sandra (B)	2477 Route 5 C25	PR	0	\$94,000 \$29,700
3/27/24	Village of Derby Line (S) Abbott Reginald (B)	34 Ducharme Drive	Res	0.12	\$20,000 \$41,400
4/1/24	Judd Bradley (S) Gobeil-Judd Gislaine (S) Aldrich Chad (B)	Herrick Road	OL	10.06	\$50,000 \$33,500
4/8/24	Cloney, Iii Vaughn (S) Tanguay Homes, Inc. (B)	60 Laythe Street	PR	0.12	\$106,000 \$97,900
4/8/24	Birchwood Holdings, LLC (S) The Lane E. Shea Revocabl (B) The Ashley C. Rose Revoca (B)	2247 Vt Route 105	Res	6.01	\$195,000 \$137,600
4/8/24	Hamilton Scott (S) Hamilton Reed (S) Cote Jordan (B)	644 Main Street	PR	0.27	\$140,000 \$99,200
4/15/24	Delabruere Andrew (S) Delabruere Katherine (S) Town of Derby (B)	Shattuck Hill Road	Res	25	\$750,000 \$327,600
4/18/24	Deyo Tammy (S) Paul G. Tice and Carolyn (B)	2922 Nelson Hill Road	PR	14.5	\$38,000 \$61,700
4/18/24	Dagesse Daniel (S) Dagesse Irene (S) Patten Isaiah (B)	Lot #1, Dairminaka Drive	OL	8.44	\$52,000 \$61,600
4/18/24	Kennedy Monte (S) Gray Keith (B) Gray Trevor (B)	Route 5	OL	20.69	\$85,000 \$83,200
4/29/24	Norton Meredith (S) Wilson Jonathan (B) Wilson Martha (B)	Missionary Acres	OL	2.45	\$56,500 \$195,900
5/9/24	Persha Cynthia (S) Patten Chad (B) Patten Adam (B)	62 Lawson Road	PR	0.75	\$35,000 \$48,400
5/13/24	PRofera Joseph (S) PRofera Maureen (S) Bierkan Paul (B) Bierkan Betsy (B)	813 Whittier Road	PR	10.2	\$525,000 \$295,000
5/13/24	Kennedy Monte (S) Lackey Jason (B) Lackey Abigail (B)	758 Herrick Road	PR	177.3	\$600,000 \$631,800
5/15/24	Clement D. Dagesse Trust (S) Ames Ann (B)	2477 Us Route 5 D-26	PR	0	\$130,000 \$51,000
5/16/24	White Matthew (S) Conrad Robert (B) Conrad Angela (B)	29 Kingsbury Avenue	PR	0.21	\$115,000 \$69,900
5/23/24	Patten Chad (S) Patten Renee (S) Swett Kaden (B)	2248 Salem Derby Road	PR	10.34	\$73,000 \$65,800

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Property transfers

Town of Derby — May 28, 2024 thru July 2024

Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List	Recorded	S = Seller B = Buyer	Address	Description	Acres	Price Sold Grand List
5/28/24	Dagesse Paul (S) Dagesse Barbara (S) Drown Joshua (B) Drown Alice (B)	856 Upper Quarry Road	PR	26	\$281,000 \$229,800	6/24/24	Mead Michael (S) Lucas Mead Judy (S) Williams Patrick (B) Jones Caitlin (B)	668 Christman Road	PR	8	\$350,000 \$198,700
5/30/24	Virginia D. Soucy Trust (S) Twenty Bucks Trust (B)	60 Orrwood Drive	Seas	0.94	\$580,000 \$664,700	6/27/24	Bliss, Trustee James (S) Bliss, Trustee Linda (S) Carte Jeremy (B) Carte Deveney (B)	Darling Hill Road	OL	2.17	\$80,000 \$41,400
5/30/24	Wright Todd (S) Wright Hilarie (S) Wright Donald (B) Wright Elizabeth (B)	129 Lake Circle	Seas	0	\$165,000 \$106,700	7/1/24	Pecue Benjamin (S) Pecue Sierra (S) Camp Edwin (B) Camp Joan (B)	1010 Salem Derby Road	PR	1.02	\$255,000 \$137,800
6/3/24	E & A PRoperties LLC (S) Rental LLC Sej (B)	1972 Route 5	Com.	5.37	\$800,000 \$417,700	7/1/24	670 4h Road, LLC (S) Wilson Philip (B) Knowlton Brook (B)	670 4H Road	PR	0.11	\$359,000 \$184,200
6/3/24	Gerhardt Paige (S) OLeskiewicz Austin (B)	554 Salem Derby Road	PR	36.5	\$205,000 \$147,700	7/8/24	Curtice Claire (S) Lapointe Pierre (B)	2477 US Route 5 Lot D-2	PR	0	\$89,000 \$13,100
6/5/24	The Army Bailey Revocable (S) Gabbert Amy (B)	21 Lakeview Drive	PR	1.07	\$327,000 \$177,500	7/8/24	Meunier Benoit (S) Meunier Gail (S) Desjarlais Gilles (S) Desjarlais Mary (S) Bolton Cedrus (B)	205 Route 5	Com.	0.31	\$160,000 \$132,000
6/5/24	Estate of John G. Ashby (S) Jones Richard (B) Jones Polly (B)	Lot 25 Lakeview Ext	OL	2.62	\$65,000 \$31,800	7/8/24	Judd Derek (S) Judd Melissa (S) Bennett Lila Mead (B)	584 Sunset Acres	PR	0	\$779,900 \$241,200
6/5/24	Estate of John G. Ashby (S) Jones Richard (B) Jones Polly (B)	Lot 27 - North Derby Road	OL	30	\$65,000 \$50,700	7/8/24	Patenuade Norman (S) Pecue Benjamin (B) Pecue Sierra (B)	571 Wallace Road	PR	10.1	\$452,500 \$254,500
6/6/24	Stonebraker Lauri (S) Kroll Daniel (B) Kroll Ellen (B)	562 Main Street	Res	0.37	\$177,000 \$171,600	7/8/24	Estate of Roland N. Roy (S) Goulet Kathryn (B)	751 Main Street	PR	0.39	\$229,000 \$133,400
6/13/24	Jacobs Tyler (S) Jacobs Tiffany (S) Murray Vincent (B)	3922 Route 105	PR	10.27	\$329,000 \$177,400	7/15/24	Carter Nancy (S) Koehler Michael (B) Koehler Sonia (B)	50 Lakeview Drive	PR	2.57	\$429,000 \$183,700
6/17/24	Judith Graves Estate (S) Graves Jana (B)	184 Kingsbury Circle, Unit 6	1 Unit	0	\$190,000 \$148,300	7/17/24	Mcdonough Linda (S) Comeau Carole (B)	140 Kingsbury Circle, Unit 21	1 Unit	0	\$199,900 \$118,100
6/17/24	Graves Jana (S) Mcdonough Linda (B)	184 Kingsbury Circle, Unit 6	1 Unit	0	\$255,000 \$148,300	7/17/24	Midtown Estates, LLC (S) Collins Elias (B) Collins Gisselle (B)	4267 Route 5	Com.	0.95	\$425,000 \$400,100
6/17/24	Hume Barrie (S) Guyer Robert (B) Dubois Meghan (B) Leboeuf Nancy (B)	Route 5	OL	4.3	\$36,300 \$36,300	7/17/24	Tanguay Homes, Inc. (S) Holder Brian (B) Holder Lauren (B)	175 Woods Farm Road	PR	4.06	\$370,000 \$150,300
6/17/24	Mulligan Stephane (S) Acciaro Anne Marie (S) Paul Decelles & Neila Dec (B)	1999 Nelson Hill Road	PR	6.54	\$825,000 \$611,700	7/17/24	Martin Investments, LLC (S) Page John (B) Page Denise (B)	552 Roy Street	PR	0.46	\$109,000 \$47,900
6/17/24	Poodiack, Jr. James (S) Poodiack Liana (S) Andrews Kevin (B) Andrews Penny (B)	532 4-H Road	Res	0.67	\$285,000 \$168,700	7/22/24	Wright Todd (S) Wright Hilarie (S) Bruce Benjamin (B) Bruce Alexandria (B)	1 Upper Quarry Road	PR	5.98	\$460,000 \$2,211,300
6/18/24	Marquis Venise (S) Demuth LLC (B)	2 Mack Drive, Unit #5	PR	0	\$200,000 \$138,200	7/22/24	Comeau Carole (S) Simoneau Brian (B) Simoneau Cody (B)	563 4-H Road	Seas	0.09	\$125,000 \$75,200
6/20/24	The Michele Jones Trust D (S) Reed Dillin (B) Palmer Julia (B)	221 Jones Drive	PR	2.09	\$110,000 \$139,500	7/25/24	Cotreau Richard (S) Davio Jocelyn (B)	237 Louis Street	PR	0.65	\$294,000 \$133,400
6/20/24	Dopp Wendell (S) Tremblay Holly (B)	224 Shattuck Hill Road, Lot E6	PR	0	\$17,500 \$5,800	7/29/24	Lapointe Pierre (S) Shackett John (B)	2477 US Route 5 Lot D-14	PR	0	\$114,500 \$50,400
6/20/24	Bohlman Delton (S) Bohlman Lisa (S) Schaffner Fred (B) Schaffner Kelly (B)	700 Whittier Road	PR	10.3	\$999,300 \$390,600	7/30/24	Davio Jocelyn (S) Young Josiah (B) Young Amanda (B)	378 Goodall Road	PR	21	\$530,000 \$273,600
6/24/24	Alexander Tyler (S) Alexander Aimee (S) Jacobs Tyler (B) Jacobs Tiffany (B)	2177 Nelson Hill Road	PR	3.5	\$430,000 \$258,000	7/31/24	Brooks, Iv John (S) Brooks Stacey (S) Hamby Brent (B)	196 Louis Street	PR	0.45	\$370,000 \$112,800
6/24/24	Gaboriault Norman (S) Gaboriault Nicole (S) Vanasse Adam (B)	129 Ashman Drive	PR	1.11	\$355,000 \$211,600						

*Assessed Value Includes Adjoining Land

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