

Property transfers

Town of Derby: August 2024-April 2025

| Recorded | Sellers                                          | Buyers                                                                 | Location                           | Description                   | Acres | Price Sold  | Grand List |
|----------|--------------------------------------------------|------------------------------------------------------------------------|------------------------------------|-------------------------------|-------|-------------|------------|
| 9/5/24   | Egan Karen                                       | VT Austin Kim, Austin Stephanie                                        | VT 219 Roberts Dr                  | Residential Less Than 6 Acres | 2.61  | \$369,000   | \$235,500  |
| 9/5/24   | Therrien Trey                                    | VT Mayo Jr. Willis                                                     | VT 2477 US Route 5, Lot C-5        | Mobile Home Without Land      | 0     | \$52,000    | \$38,700   |
| 9/9/24   | Cote Matthew, Cote Maghen                        | VT Hamblett Nathan, Hamblett Tracy                                     | VT 540 Main Street                 | Residential Less Than 6 Acres | 0.11  | \$100,000   | \$72,900   |
| 9/9/24   | Roberge Bradley, Roberge Dekota                  | VT Walker Jr. William                                                  | VT 10 US Route 5                   | Residential Less Than 6 Acres | 0.28  | \$249,900   | \$96,700   |
| 9/9/24   | Lefebvre Aaron                                   | VT Marcoux Cameron, Mesko Galina                                       | VT 246 Ann Wilson Road             | Residential Less Than 6 Acres | 2.46  | \$350,000   | \$145,600  |
| 9/9/24   | Morganti Tammy, Metcalf Brent, Riggsby Kimberlee | CT/MA Rooster Sons LLC                                                 | TX 80 Bonin Lane                   | Miscellaneous/Open Land       | 11.2  | \$75,000    | \$40,400   |
| 9/9/24   | Casey Hayden                                     | GA Hudson Montgomery, Hume Alexander                                   | VT 162 Caswell Avenue              | Residential Less Than 6 Acres | 0.11  | \$189,250   | \$89,200   |
| 9/19/24  | Crogan Cameron                                   | VT Hodgeman William                                                    | VT 200 Valentine Avenue            | Mobile Home With Land         | 0.58  | \$130,000   | \$69,600   |
| 9/23/24  | Bean's Mobile Homes Inc                          | VT Sandpiper Properties LLC                                            | VT 194 Highland Ave                | Mobile Home Without Land      | 0     | \$84,799    | \$12,700   |
| 9/25/24  | Tetreault Gaston                                 | FL Mcallister Richard, Gustin Ann                                      | VT 851 4h Road                     | Mobile Home With Land         | 0.29  | \$100,000   | \$83,700   |
| 9/30/24  | Bruce Gerald, Bruce Kerri                        | NC Davis Bryan, Davis Susan                                            | VT 467 Whittier Road               | Residential 6 Acres Or More   | 10.3  | \$710,000   | \$410,600  |
| 9/30/24  | Curtis Spencer                                   | VT Ruff Eric                                                           | VT Dairninaka Drive                | Miscellaneous/Open Land       | 18.2  | \$79,500    | \$79,200   |
| 9/30/24  | Warren H. Willard Estate                         | VT Gomez James                                                         | VT 224 Shattuck Hill Road, #B-08   | Mobile Home Without Land      | 0     | \$48,000    | \$14,000   |
| 10/3/24  | Genco John, Genco Ruth                           | FL Walsh Michael, Walsh Virginia                                       | VT 151 Bates Hill Road             | Residential Less Than 6 Acres | 2.3   | \$415,000   | \$219,900  |
| 10/3/24  | Wright Steve                                     | VT Northeast Enterprises LLC                                           | CO Quarry Road                     | Commercial                    | 2.08  | \$125,000   | \$90,200   |
| 10/7/24  | Derby Bible Baptist Church Inc                   | VT United Christian Academy                                            | VT 183 Elm Street                  | Commercial                    | 0.68  | \$254,200   | \$254,200  |
| 10/7/24  | Piette Donald                                    | VT Letourneau Dustin, Crowe Morgan                                     | VT 281 Terrace Drive               | Mobile Home With Land         | 1.2   | \$136,000   | \$59,500   |
| 10/7/24  | Costin Judy                                      | VT Wilmington Savings Fund Society FSH                                 | UT 2228 Salem Derby Road           | Residential 6 Acres Or More   | 10.66 | \$135,000   | \$103,200  |
|          |                                                  | not in its individual capacity B C/O<br>Select Portfolio Servicing Inc |                                    |                               |       |             |            |
| 10/9/24  | Judd Rental 3 LLC                                | VT Tanguay Anthony                                                     | VT 513 Beebe Road                  | Commercial                    | 1     | \$100,000   | \$51,500   |
| 10/9/24  | Judd Rental 2 LLC                                | VT Tanguay Anthony                                                     | VT 487 Beebe Road                  | Residential Less Than 6 Acres | 0.94  | \$220,000   | \$139,800  |
| 10/21/24 | Gauvin Alec, Gauvin Brianne                      | VT Larry Sisson Revocable Trust                                        | VT 54 Mountain View Drive          | Residential Less Than 6 Acres | 0.36  | \$270,000   | \$125,500  |
| 10/24/24 | Tanguay Homes Inc.                               | VT Howell Allyson                                                      | VT 60 Laythe Street                | Residential Less Than 6 Acres | 0.12  | \$228,000   | \$97,900   |
| 11/4/24  | Bliven Laramie                                   | Tn Minnie Justin, Carpenter Cady                                       | VT 242 Caswell Avenue              | Residential Less Than 6 Acres | 0.19  | \$210,000   | \$114,200  |
| 11/4/24  | Pohlman Mark, Pohlman Stephanie                  | VT Scott Wendy, Scott Richard                                          | VT 137 Bonin Lane                  | Miscellaneous/Open Land       | 10.41 | \$62,500    | \$38,900   |
| 11/4/24  | Hack Robert, Ahck Rebecca                        | VT Mccullough Gary, Mccullough Mckenzie                                | VT 601 Woods Farm Road             | Residential 6 Acres Or More   | 2     | \$450,000   | \$277,900  |
| 11/7/24  | Campbell James                                   | VT Kusnierz-Durand Revocable Trust                                     | VT 45 Pinewood Drive               | Residential Less Than 6 Acres | 0.63  | \$600,000   | \$322,200  |
| 11/12/24 | Ladd Jon, Ladd Brenda                            | NY Koennicke Gustave, Koennicke Amanda                                 | VT 53 Cross Road                   | Mobile Home With Land         | 14    | \$150,000   | \$89,400   |
| 11/12/24 | B And C Storage                                  | VT Nick's Equipment & Repair                                           | VT 2231 Salem Derby Road           | Miscellaneous/Open Land       | 5.04  | \$150,000   | \$110,800  |
| 11/18/24 | St. Onge Bradley                                 | VT Coolbeth Nerissa, Arnold Natasha                                    | VT 479 Crawford Rd                 | Residential Less Than 6 Acres | 3.02  | \$275,000   | \$190,300  |
| 11/21/24 | Estate of Margaret Gilman                        | VT Grenier Roger                                                       | VT 88 Roy Stree                    | Mobile Home Without Land      | 0     | \$30,400    | \$29,400   |
| 11/27/24 | Ruff Eric                                        | VT Leonard Aaron                                                       | VT 55 Valentine Ave                | Residential Less Than 6 Acres | 0.53  | \$242,500   | \$87,300   |
| 12/2/24  | Hux Tyler, Hux Johanna                           | NC Geary Jessica, Geary James                                          | VT 1542 Dumas Road                 | Residential 6 Acres Or More   | 11.65 | \$425,000   | \$239,700  |
| 12/5/24  | Alberghini Jonathan Estate                       | VT Perry Kyle, Donna Lindsey                                           | VT 1210 Bushey Hill Road           | Mobile Home With Land         | 15.9  | \$230,000   | \$108,600  |
| 12/9/24  | Olden Deborah                                    | VT Barry James                                                         | VT 224 Shattuck Hill Road, Lot A08 | Mobile Home Without Land      | 0     | \$57,000    | \$20,600   |
| 12/9/24  | Goulet Christopher,Goulet Kelley                 | VT Perry Brendan, Hall Crystal                                         | VT 118 Ashman Drive                | Residential Less Than 6 Acres | 1.09  | \$350,000   | \$181,900  |
| 12/11/24 | Bouvier Michael, Bouvier Mary                    | VT North Cove LLC                                                      | MA 101 North End Ext               | Seasonal Less Than 6 Acres    | 0.11  | \$165,000   | \$119,600  |
| 12/12/24 | Poverman-Kave Gailmarie, Kave Robert             | NJ Northland Property Investments LLC                                  | VT Sunset Terrace                  | Miscellaneous/Open Land       | 0.34  | \$30,000    | \$22,500   |
| 12/16/24 | Ryan Sean, Ryan Shari-Lee                        | VT Corkins Ryan, Corkins Marilyn,<br>Corkins Ronald                    | VT 341 Old Town Road               | Residential Less Than 6 Acres | 2.06  | \$280,000   | \$190,300  |
| 12/16/24 | Grenier Roger, Grenier Felicity                  | VT Lantagne Christopher                                                | VT 88 Roy Street, Lot 34           | Mobile Home Without Land      | 0     | \$110,000   | \$29,400   |
| 12/16/24 | Atijas Bencion, Atijas Marica                    | VT Bartley Brian                                                       | VT 224 Shattuck Hill Road Lot F04  | Mobile Home Without Land      | 0     | \$35,000    | \$15,300   |
| 12/16/24 | Rivard Todd, Goulet Kelley, Rivard Troy          | VT Goulet Christopher, Goulet Kelley                                   | VT 663 Main Street                 | Residential Less Than 6 Acres | 1.87  | \$260,000   | \$201,600  |
| 12/19/24 | Shattuck Sherry, Shattuck Sr. Jody               | VT Gochie Alex, Driver Kallie                                          | VT 1256 Salem Derby Road           | Residential 6 Acres Or More   | 12.64 | \$305,000   | \$172,000  |
| 12/23/24 | Jolley Associates LLC                            | VT Stewart's Shops Corp.                                               | NY 4486 US-5                       | Commercial                    | 1.5   | \$2,924,170 | \$649,800  |
| 1/2/25   | Estate of Sylvia Schneider                       | VT Miller Arjay, Miller Karen, Miller,<br>Harlee, Williams Connor      | VT 2477 US Rt 5, Lot D4            | Mobile Home Without Land      | 0     | \$20,000    | \$11,600   |
| 1/6/25   | Wissman David, Wissman, Patricia                 | NH Gilbert Kendall, Gilbert Linda                                      | VT 2101 VT Route 105               | Residential Less Than 6 Acres | 1.52  | \$600,000   | \$259,900  |
| 1/13/25  | Brigham Family Trust                             | VT Smith-Mayo Jennifer, Smith Rose Mary                                | VT 2477 US Route 5, Lot C3         | Mobile Home Without Land      | 0     | \$80,000    | \$41,700   |
| 1/27/25  | Burt Jr. Ray, Burt Aalice                        | VT Letcher Scott                                                       | VT 205 Little Salem Lane           | Residential Less Than 6 Acres | 3.14  | \$300,000   | \$171,200  |
| 2/6/25   | Laurie McLaren Revocable Trust                   | VT Rhonda Quirion Living Trust                                         | VT 278 Robbins Dr                  | Seasonal Less Than 6 Acres    | 0.51  | \$236,000   | \$132,100  |
| 3/6/25   | Sysko Jr. Steven                                 | PA Maykus Janet                                                        | TX 230 Bushey Hill Road            | Miscellaneous/Open Land       | 20.3  | \$160,000   | \$58,700   |
| 3/10/25  | Rowell Michael, Rowell Sarah                     | VT Carpenter Brianna, Stevens Dakota                                   | VT 141 Highland Avenue             | Residential Less Than 6 Acres | 0.24  | \$299,000   | \$133,400  |
| 3/10/25  | Marshall Jr. John, Marshall Theresa              | CT Whitehouse Joseph, Dupont Alison                                    | MA 83 North End Ext                | Residential Less Than 6 Acres | 0.28  | \$400,000   | \$215,200  |
| 3/31/25  | Patten Chad, Patten Adam                         | VT Patten Isaiah, Palmer Byranna                                       | VT 62 Lawson Road                  | Residential Less Than 6 Acres | 0.75  | \$179,000   | \$48,400   |
| 4/2/25   | Kennedy Janet                                    | RI Snyder Family Revocable Trust                                       | DE Bushey Hill Road                | Miscellaneous/Open Land       | 40.96 | \$90,000    | \$80,200   |
| 4/21/25  | Grenier Roger, Grenier Feicity                   | VT Ostrom Todd, Ostrom Sharla                                          | VT 334 Roy Street                  | Mobile Home With Land         | 0.46  | \$76,000    | \$55,600   |
| 4/21/25  | Lrkc Properties LLC                              | VT Chaffee Karl                                                        | VT 277 Citizens Road               | Commercial                    | 3.7   | \$220,000   | \$178,700  |
| 4/23/25  | Hatin Michael                                    | VT Hatin Jackie                                                        | VT 69 VT Route 111                 | Residential Less Than 6 Acres | 0.45  | \$150,000   | \$89,600   |



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**179 Main Street, Derby, VT**

Property transfers

Town of Derby: May-July 2025

| Recorded | Sellers                                                                                         | Buyers                                                            | Location                         | Description                   | Acres | Price Sold | Grand List |
|----------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------|-------------------------------|-------|------------|------------|
| 5/1/25   | Rolfe Sara                                                                                      | VT Corkins Cole, Corkins Samantha                                 | VT 300 Palin Farm Road           | Residential Less Than 6 Acres | 0.52  | \$310,000  | \$164,500  |
| 5/1/25   | Dupont Germain, Dupont Pauline                                                                  | VT Wilson Robert                                                  | CO North Derby Road              | Miscellaneous/Open Land       | 3     | \$68,000   | \$45,000   |
| 5/6/25   | Pepin Brian, Pepin Rose                                                                         | VT Leroux Bros Truck Repair LLC                                   | VT 30 Roy Street                 | Commercial                    | 1.11  | \$689,000  | \$443,400  |
| 5/6/25   | Robillard Denis                                                                                 | VT Bonnell V John, Bonnell Kirstein                               | VT 1149 Hinman Settler Road      | Residential 6 Acres Or More   | 6.12  | \$187,500  | \$158,000  |
| 5/8/25   | Webster Jason, Webster Sarah                                                                    | VT Sebastyan Andrew                                               | VT 59 Sunset Terrace             | Residential Less Than 6 Acres | 1.12  | \$345,000  | \$190,700  |
| 5/12/25  | Olsen Caleb, Olsen Kailey                                                                       | NC Martinez Joel                                                  | VT 1768 Darling Hill Road        | Residential Less Than 6 Acres | 1.41  | \$240,000  | \$108,200  |
| 5/12/25  | Santostefano Vincent, Kelly-Santostefano Ann                                                    | FL Ingram Preston, Ingram Krista, Campbell Wayne, Campbell Sharon | VT 329 Caswell Avenue            | Residential Less Than 6 Acres | 1.47  | \$420,000  | \$174,100  |
| 5/12/25  | The Larry A. Sisson 2018 Revocable Trust                                                        | VT Lafoe Jon                                                      | VT 54 Mountain View Drive        | Residential Less Than 6 Acres | 0.36  | \$278,000  | \$125,500  |
| 5/19/25  | Embi Paul, Embi Tracie                                                                          | MN Bouchard Andrew, Folan Maire                                   | VT 725 Aldrich Lane              | Residential 6 Acres Or More   | 30    | \$649,900  | \$321,400  |
| 5/19/25  | Geoffroy Shawn                                                                                  | NV Merrill Melanie, Merrill James                                 | VT 2055 Route 111                | Residential Less Than 6 Acres | 2.29  | \$160,000  | \$136,800  |
| 5/19/25  | Hastings Lisa Faye, Hastings Lori Jean                                                          | VT Martin Justan, Sheltra Abigail                                 | VT 329 VT Route 111              | Residential Less Than 6 Acres | 0.77  | \$203,500  | \$151,900  |
| 5/19/25  | Dupuis Rita, Albee Lucie, Robillard Marcel, Robillard Roland, Robillard Joanne, Robillard Allen | VT/AL/TX/CT/MA/NH Jacobs Baylee Marie, Sparks Freeman             | VT 1403 Bates Hill Road          | Residential 6 Acres Or More   | 10.2  | \$310,000  | \$201,400  |
| 5/27/25  | Tanguay Homes Inc.                                                                              | VT Bowen Nicholas                                                 | VT 2414 Pine Hill Road           | Residential Less Than 6 Acres | 5.5   | \$169,000  | \$99,800   |
| 5/27/25  | Lamothe Michelle                                                                                | VT Provencher Jaime                                               | VT 2477 US Route 5, Lot E-17     | Mobile Home Without Land      | 0     | \$27,000   | \$13,200   |
| 6/4/25   | Vermont Broadcast Associates Inv                                                                | VT Green Mountain Broadcasters LLC                                | VT 3422 Route 5                  | Commercial                    | 1.31  | \$350,000  | \$220,800  |
| 6/9/25   | Simpson Paul                                                                                    | NC Gauvin Alec, Gauvin Brianne                                    | VT 270 Cobb Road                 | Residential 6 Acres Or More   | 26    | \$275,000  | \$181,800  |
| 6/9/25   | Lafoe Isaac, Lafoe Hayley                                                                       | VT Gunn Dylan                                                     | VT 936 Elm Street                | Residential Less Than 6 Acres | 0.29  | \$230,000  | \$99,000   |
| 6/12/25  | Hayward Sara                                                                                    | MA Tanguay Homes Inc.                                             | VT 170 Pelow Hill                | Residential Less Than 6 Acres | 0.45  | \$170,000  | \$118,500  |
| 6/23/25  | Phanord Roger, Phanord Daisy                                                                    | FL Marsh Scott, Marsh Michelle                                    | VT 138 Cobb Road                 | Residential 6 Acres Or More   | 10.99 | \$620,000  | \$321,600  |
| 6/25/25  | Marsh Scott, Marsh Michelle                                                                     | VT Lafoe Issac, Lafoe Hayley                                      | VT 735 Bates Hill Road           | Residential 6 Acres Or More   | 23.1  | \$870,000  | \$512,800  |
| 6/26/25  | Bonin Doris                                                                                     | VT Blair Priscilla                                                | VT 224 Shattuck Hill Road Lot A9 | Mobile Home Without Land      | 0     | \$35,000   | \$25,400   |
| 6/30/25  | Michele Jones Trust UTA 8/17/17                                                                 | VT Tanner Anthony                                                 | VT 2417 Beebe Road               | Mobile Home With Land         | 10.64 | \$125,000  | \$99,200   |
| 7/1/25   | Cole Anthony, Cole Katelyn                                                                      | VT Mystiq Heights LLC                                             | VT 231 Poulin Farm Rd            | Residential Less Than 6 Acres | 1.71  | \$365,000  | \$175,400  |
| 7/7/25   | The Higgin Tait Family Revocable Living Trust                                                   | VT Henry Deborah                                                  | VT 825 4-H Road                  | Residential Less Than 6 Acres | 0.09  | \$245,000  | \$154,900  |
| 7/7/25   | Myrick Dennis, Myrick Andrea                                                                    | VT Still Jeffrey                                                  | VT 2147 VT Route 111             | Residential Less Than 6 Acres | 2     | \$420,000  | \$241,300  |
| 7/7/25   | Clough Vanessa                                                                                  | VT Bracken Ashley, Bracken Natalie                                | VT 125 Highland Ave              | Residential Less Than 6 Acres | 0.45  | \$199,000  | \$93,000   |
| 7/10/25  | Moylan Garrett, Moylan Cynthia                                                                  | VT Tanguay Homes Inc.                                             | VT 33 Up North Drive             | Commercial                    | 1.17  | \$800,000  | \$534,600  |
| 7/24/25  | Moore Shawn, Kisseleva Anna                                                                     | VT Durand Jean-Philippe                                           | VT 93 Main St                    | Residential Less Than 6 Acres | 0.49  | \$289,500  | \$169,100  |
| 7/24/25  | Baraw Timothy, Sanville Constance                                                               | VT Morse David, Morse Stephanie                                   | VT 221 Derby Pond Road           | Residential Less Than 6 Acres | 0.94  | \$165,000  | \$119,300  |

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