

Morgan Valid Sales 4.1.22 - 3.31.25

PID	OWNER	911	ROAD	DEC	ACRES	SALE P	SALE D	CAMA	RATIO	PRIOR V	P RATIO
917-037627	EMERY STEPHEN & STACY	376	BIG ROCK RD	LAKEFRONT DWELLING	0.66	482,500	10/18/2024	484,700	1.00	193,500	0.40
220-120229	DANIELS CHRISTOPHER	0	CAMP WINAPE RD	LAKEFRONT - 125ff	1.01	320,000	11/14/2023	324,000	1.01	187,200	0.59
100-057801	LEWIS ERIN	578	COCHE BROOK CROSSING	LAND & DWELLING	5.13	306,000	3/23/2023	317,000	1.04	211,200	0.69
100-066201	GHOLSON NEIL	662	COCHE BROOK CROSSING	LAND & DWELLING	10.45	382,500	9/21/2023	389,700	1.02	171,200	0.45
909-057503	WRIGHT SCOTT & HEATHER	407	CRESENT BEACH EXT	LAND & DWELLING	10.1	110,000	10/21/2024	114,900	1.04	75,700	0.69
201-053403	POWER KATHLEEN	534	CURTIS RD	LAND & DWELLING	49.8	250,000	7/9/2024	257,600	1.03	150,400	0.60
090-044801	DELABRUERE ANTHONY	448	DERBY GORE RD	LAND & DWELLING	1.5	125,000	7/18/2024	123,500	0.99	55,900	0.45
090-069501	BOURQUE JEFFREY & SUSAN	695	DERBY GORE RD	LAND & DWELLING	52.19	999,900	6/6/2024	997,400	1.00	629,900	0.63
914-062926	LAFRENIERE PETER & LEIGHTON ERIN	629	ELLIOTT ACRES RD	LAKEFRONT DWELLING	0.34	395,000	11/22/2024	398,800	1.01	258,900	0.66
922-029509	LANDS RYAN & ERICKA	295	FOUR WHEEL DR RD	LAND & DWELLING	10.1	369,900	9/5/2023	375,200	1.01	162,200	0.44
922-058309	LISELLA III JOSEPH & JENNIFER	583	FOUR WHEEL DR RD	LAND & DWELLING	10.1	319,000	2/27/2023	359,000	1.13	218,800	0.69
140-040302	MESSIER DARIK	403	GONYAW FARM RD	LAND & DWELLING	2	270,000	5/14/2024	273,900	1.01	203,600	0.75
161-407503	VAN WYCK ROY & JOAN	0	IP RD	LAND	35	80,000	11/18/2022	97,500	1.22	49,900	0.62
912-018225	DINELEY CAROL & RICHARD	182	LAY DR	LAKEFRONT DWELLING	0.62	1,200,000	5/31/2023	1,217,000	1.01	640,800	0.53
918-000127	COFFIN THOMAS & PATRICIA	0	MACLEAY RD	LAND	0.22	50,000	9/16/2024	55,500	1.11	7,300	0.15
273-005722	SCHULTZ BJORN	57	MILES DR	LAKEFRONT DWELLING	0.26	465,000	8/30/2024	448,900	0.97	206,700	0.44
272-013322	CLEMONS DAVID & JANET TRUSTEES	133	MILES RD	LAKEFRONT DWELLING	0.24	400,000	6/13/2023	412,300	1.03	186,300	0.47
272-015322	MURRAY THOMAS E	153	MILES RD	LAKEFRONT DWELLING	0.28	350,000	11/28/2023	399,300	1.14	197,700	0.56
801-002809	WICKLINE EPHRAYIM B	28	STEVENS FLAT RD	LAND & DWELLING	12	306,000	2/10/2023	329,100	1.08	212,500	0.69
050-020502	MILLHEISER KELLEY	0	SUNSET DR	LAND	2.21	47,500	7/31/2024	50,000	1.05	30,700	0.65
160-083403	WILLEY GREGORY	834	TOAD POND RD	LAND & MH	0.92	85,000	9/26/2023	93,500	1.10	48,500	0.57
160-109803	AIKENS AMBER & COLLINS MICHAEL	1098	TOAD POND RD	LAND & DWELLING	25	215,000	11/1/2022	246,700	1.15	115,900	0.54
160-121003	SANDERS AMANDA & STEPHEN	1210	TOAD POND RD	LAND & DWELLING	86.8	275,000	12/30/2022	314,800	1.14	178,600	0.65
160-121203	SWEENEY JOHN	1212	TOAD POND RD	LAND & DWELLING	10.1	150,000	11/15/2023	162,600	1.08	68,700	0.46
030-118733	MORRISON-SMITH CHEVAUN & KARA	0	TRILLIUM FOREST LN	LAKEFRONT - 107ff	4.13	334,000	6/29/2023	326,800	0.98	175,200	0.52
010-039823	SUAREZ PEDRO & EVELYN	398	VALLEY RD	LAND & DWELLING	0.62	230,000	6/21/2023	238,900	1.04	131,000	0.57
010-097303	KLONARIS OLIVIA	973	VALLEY RD	LAND	15.6	75,000	2/21/2023	87,500	1.17	63,300	0.84
901-160101	SHATTUCK BRADLEY & BONNIE	0	VT RTE 111	LAND	10.15	90,000	10/18/2024	90,300	1.00	55,200	0.61
900-305408	CENTERBAR COREY	3054	VT RTE 111	LAND	6.3	40,000	8/17/2022	52,600	1.32	30,400	0.76
900-457826	STURTEVANT CHRISTOPHER	4578	VT RTE 111	LAND & DWELLING	2	288,000	9/12/2022	312,000	1.08	165,700	0.58
900-531725	DONNASNORTHBEACH LLC	5317	VT RTE 111	LAKEFRONT DWELLING	7.1	1,875,000	9/27/2024	1,867,100	1.00	866,900	0.46
900-590824	HENDERSON JEREMY	5908	VT RTE 111	LAND & DWELLING	0.56	410,000	2/28/2025	414,000	1.01	165,500	0.40
900-702622	ESCHER MICHAEL C	7026	VT RTE 111	LAND & DWELLING	7.8	469,900	7/11/2024	476,000	1.01	266,100	0.57
900-849920	EIDSON JACK & RACHEL	8499	VT RTE 111	LAND & DWELLING	10.32	329,000	9/30/2022	378,000	1.15	213,800	0.65
901-069001	WALSH SHANNON & BRADY CHRISTO	10690	VT RTE 111	LAND & DWELLING	10.1	365,000	10/17/2022	465,900	1.28	286,000	0.78
175-037731	JMC PROPERTY MANAGEMENT LLC	377	WAYEESSES SHORE	LAKEFRONT DWELLING	0.23	580,000	8/28/2023	620,900	1.07	303,900	0.52
175-070531	EASTMAN MICHAEL & KATHLEEN	705	WAYEESSES SHORE	LAKEFRONT DWELLING	0.56	340,000	7/17/2023	435,800	1.28	247,800	0.73

2 sales merged