Patriot Properties

# BURLINGTON, VT

10/05/2016
2:54:50PM

## Quick Sales Report w/ Land Type

Doc #13

**Filter Used:** DataProperty.LUC = `R4` OR DataProperty.LUC = `RA`) AND (DataSales.SaleDate >= `01/01/2014`) AND (DataSales.SaleDate <= `09/01/2016`) AND (DataSales.NALCode = `2` OR DataSales.NALCode = `3`

R4 + RA

1/14 To 9/16

Mean = .844

Median = .835

41 sales

# BURLINGTON, VT

## Quick Sales Report 1/3/2014 To 7/22/2016



* Represent Vacant Land Sale

| Parcel ID | Location | LUC | LUC @sale | NBC | Ld Tp | GrossArea | Fin Area | NAL | ExtType | Acres | Adj Code | SaleDate | SalePrice | Total Value | Ratio |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Type:** | **P** | | | | | | | | | | | | | | |
| 029-2-072-000 | 112 116 ETHAN ALLEN PW | R4 | R4 | 610 | P | 6,516 | 3,646 | 2 | DP | 0.71 | | 07/22/2016 | 480,000 | 407,400 | 0.849 |
| 038-4-016-000 | 245 249 NORTH AV | R4 | R4 | 530 | P | 4,392 | 2,592 | 2 | 041 | 0.13 | | 08/28/2014 | 380,000 | 332,000 | 0.874 |
| 038-4-107-000 | 230 NORTH AV | R4 | R4 | 530 | P | 5,222 | 2,608 | 2 | 111 | 0.20 | | 10/29/2014 | 375,000 | 310,000 | 0.827 |
| 038-4-107-000 | 230 NORTH AV | R4 | R4 | 530 | P | 5,222 | 2,608 | 2 | 111 | 0.20 | | 04/15/2016 | 390,000 | 310,000 | 0.795 |
| 043-3-052-000 | 103 105 NORTH AV | R4 | R4 | 530 | P | 6,920 | 3,992 | 2 | 041 | 0.13 | | 07/09/2014 | 540,000 | 417,200 | 0.773 |
| 043-3-117-000 | 24 28 NORTH ST | R4 | R4 | 530 | P | 4,303 | 4,198 | 2 | 041 | 0.03 | | 01/08/2016 | 425,000 | 356,800 | 0.840 |
| 044-1-104-000 | 156 PARK ST | R4 | R4 | 530 | P | 3,960 | 1,920 | 2 | 041 | 0.05 | | 03/31/2014 | 425,500 | 337,400 | 0.793 |
| 044-1-312-000 | 105 107 NORTH CHAMPLAIN ST | R4 | R4 | 530 | P | 4,395 | 2,656 | 2 | 041 | 0.13 | | 05/02/2016 | 585,000 | 411,600 | 0.704 |
| 044-2-126-000 | 25 MONROE ST | R4 | R4 | 515 | P | 3,758 | 2,290 | 2 | 041 | 0.07 | | 07/25/2014 | 360,000 | 302,600 | 0.841 |
| 044-2-127-000 | 19 21 MONROE ST | R4 | R4 | 515 | P | 3,810 | 2,144 | 2 | 041 | 0.00 | | 05/09/2014 | 435,000 | 363,300 | 0.835 |
| 044-3-277-000 | 137 139 ELMWOOD AV | R4 | R4 | 530 | P | 5,551 | 3,408 | 2 | 311 | 0.12 | | 03/25/2016 | 577,500 | 371,800 | 0.644 |
| 044-4-085-000 | 200 PEARL ST | R4 | R4 | 555 | P | 3,962 | 2,317 | 2 | 041 | 0.08 | | 12/22/2015 | 470,000 | 389,000 | 0.828 |
| 044-4-163-000 | 18 NORTH UNION ST | R4 | R4 | 555 | P | 5,733 | 3,135 | 2 | 041 | 0.12 | | 01/08/2014 | 1,144,998 | 783,000 | 0.684 |
| 045-2-110-000 | 22 26 GREENE ST | R4 | R4 | 555 | P | 6,643 | 3,121 | 2 | 041 | 0.07 | | 06/05/2015 | 870,000 | 692,700 | 0.796 |
| 046-3-040-000 | 9 CHASE ST | R4 | R4 | 530 | P | 6,876 | 3,848 | 3 | 041 | 0.15 | | 08/04/2014 | 512,500 | 459,900 | 0.897 |
| 050-2-080-000 | 7 15 CLIFF ST | R4 | R4 | 555 | P | 5,864 | 3,443 | 2 | 041 | 0.15 | | 02/27/2015 | 575,000 | 440,200 | 0.766 |
| 050-3-031-000 | 40 UNIVERSITY TR | R4 | R4 | 555 | P | 3,902 | 2,507 | 2 | 041 | 0.17 | | 07/22/2016 | 563,000 | 362,200 | 0.643 |
| 053-3-079-000 | 51 53 HOWARD ST | R4 | R4 | 590 | P | 4,738 | 2,402 | 2 | 041 | 0.10 | | 12/05/2014 | 461,000 | 390,400 | 0.847 |
| 029-2-058-000 | 1048 1056 NORTH AV | RA | RA | 610 | P | 11,223 | 6,649 | 3 | CL | 0.51 | | 05/28/2014 | 720,000 | 826,700 | 1.148 |
| 043-3-003-000 | 9 LAKEVIEW TR | RA | RA | 530 | P | 4,138 | 2,370 | 3 | 111 | 0.09 | | 10/21/2015 | 595,000 | 386,300 | 0.649 |
| 044-1-182-000 | 52 62 CEDAR ST | RA | RA | 530 | P | 9,772 | 6,978 | 3 | 111 | 0.10 | | 01/31/2014 | 735,000 | 671,200 | 0.913 |
| 044-3-087-000 | 32 INTERVALE AV | RA | RA | 530 | P | 7,092 | 3,607 | 3 | 041 | 0.24 | | 05/19/2015 | 365,000 | 537,500 | 1.473 |
| 044-3-259-000 | 90 NORTH WINOOSKI AV | RA | RA | 555 | P | 8,135 | 5,257 | 2 | 041 | 0.26 | | 06/13/2014 | 797,400 | 659,300 | 0.827 |
| 044-3-276-000 | 133 135 ELMWOOD AV | RA | RA | 530 | P | 6,912 | 4,464 | 2 | 041 | 0.13 | | 07/07/2016 | 290,000 | 348,600 | 1.202 |
| 044-4-096-000 | 36 LAFAYETTE PL | RA | RA | 555 | P | 6,764 | 3,369 | 2 | 111 | 0.09 | | 05/15/2014 | 640,000 | 625,400 | 0.977 |
| 044-4-124-000 | 33 37 GRANT ST | RA | RA | 530 | P | 12,936 | 9,600 | 2 | 111 | 0.10 | | 07/09/2015 | 945,000 | 765,600 | 0.810 |
| 044-4-136-000 | 26 CLARKE ST | RA | RA | 515 | P | 7,622 | 3,503 | 2 | 041 | 0.15 | | 12/05/2014 | 781,000 | 618,600 | 0.792 |
| 044-4-149-000 | 19 GRANT ST | RA | RA | 530 | P | 4,648 | 2,964 | 2 | 111 | 0.11 | | 12/28/2015 | 630,000 | 510,800 | 0.811 |
| 044-4-178-000 | 52 NORTH UNION ST | RA | RA | 555 | P | 4,578 | 2,785 | 2 | 111 | 0.12 | | 07/08/2016 | 527,000 | 440,000 | 0.835 |
| 044-4-211-000 | 57 59 BUELL ST | RA | RA | 555 | P | 7,789 | 4,491 | 2 | 111 | 0.10 | | 04/15/2014 | 825,000 | 737,300 | 0.894 |
| 045-1-270-000 | 147 151 LOOMIS ST | RA | RA | 555 | P | 10,390 | 6,832 | 3 | 111 | 0.21 | | 03/20/2015 | 1,075,000 | 1,014,600 | 0.944 |
| 045-2-063-000 | 26 28 CONVERSE CT | RA | RA | 555 | P | 10,240 | 7,149 | 3 | 111 | 0.13 | | 12/03/2014 | 570,000 | 598,700 | 1.050 |
| 045-2-138-000 | 28 BRADLEY ST | RA | RA | 555 | P | 6,683 | 4,056 | 3 | 111 | 0.12 | | 01/03/2014 | 615,000 | 587,300 | 0.955 |
| 045-4-038-000 | 49 NORTH PROSPECT ST | RA | RA | 555 | P | 6,607 | 4,869 | 3 | 111 | 0.18 | | 05/26/2015 | 1,550,000 | 835,500 | 0.539 |

# BURLINGTON, VT

## Quick Sales Report 1/3/2014 To 7/22/2016



* Represent Vacant Land Sale

| Parcel ID | Location | LUC | LUC @sale | NBC | Ld Tp | GrossArea | Fin Area | NAL | ExtType | Acres | Adj Code | SaleDate | SalePrice | Total Value | Ratio |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 046-2-004-000 | 7 11 FLETCHER PL | RA | RA | 555 | P | 4,442 | 3,055 | 2 | 041 | 0.08 | | 07/21/2014 | 625,000 | 522,700 | 0.836 |
| 046-3-015-000 | 49 55 CHASE ST | RA | RA | 530 | P | 11,891 | 7,569 | 2 | 111 | 0.73 | | 08/31/2015 | 1,037,500 | 880,300 | 0.848 |
| 049-1-135-000 | 111 COLLEGE ST | RA | RA | 515 | P | 9,196 | 5,777 | 2 | 111 | 0.10 | | 01/26/2016 | 1,000,000 | 860,400 | 0.860 |
| 049-3-165-000 | 242 COLLEGE ST | RA | RA | 555 | P | 7,198 | 6,558 | 2 | 111 | 0.06 | | 04/18/2016 | 1,100,000 | 924,400 | 0.840 |
| 049-3-203-000 | 167 171 SOUTH UNION ST | RA | RA | 555 | P | 12,956 | 9,039 | 2 | 111 | 0.23 | | 01/15/2016 | 2,060,000 | 1,335,300 | 0.648 |
| 049-4-184-000 | 355 SOUTH UNION ST | RA | RA | 555 | P | 6,970 | 5,062 | 2 | 111 | 0.19 | | 02/20/2015 | 1,051,000 | 770,000 | 0.733 |
| 053-4-001-000 | 500 PINE ST | RA | RA | 590 | P | 122,700 | 79,400 | 3 | 111 | 5.34 | | 02/29/2016 | 7,250,000 | 5,583,800 | 0.770 |

| | | | | | |
|---|---|---|---|---|---|
| **Land Type:** | **P** | **Mean:** | **0.844** | **Min Ratio:** | **0.539** |
| **Count:** | **41** | **Median:** | **0.835** | **Max Ratio:** | **1.473** |
| **Standard Deviation:** | **0.162** | **Avg. Abs. Dev.** | **0.100** | **COD:** | **11.958** |

*End of Report*