Patriot Properties

Sn Doc #15

10/13/2016
9:56:25AM

BURLINGTON, VT

Quick Sales Report by NBC

Filter Used: DataProperty.LUC = `R2`) AND (DataSales.SaleDate >= `01/01/2013`) AND (DataSales.SaleDate <= `09/01/2015`) AND (DataSales.NALCode = `2` OR DataSales.NALCode = `3`

R2 by NBC

1/13 to 9/15

BURLINGTON, VT

Quick Sales Report 1/15/2013 To 9/1/2015

* 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
NBC:	**040**														
025-2-058-000	46 48 FAITH ST	R2	R2	040	P	4,905	3,113	2	DP	0.18		01/24/2013	278,800	307,600	1.103

NBC:	**040**	**Mean:**	**1.103**	**Min Ratio:**	**1.103**
Count:	**1**	**Median:**	**1.103**	**Max Ratio:**	**1.103**
Standard Deviation:	**0.000**	**Avg. Abs. Dev.**	**0.000**	**COD:**	**0.000**

NBC:	**047**														
029-1-043-000	234 238 ETHAN ALLEN PW	R2	R2	047	P	4,120	1,680	2	DP	0.22		02/26/2013	237,900	254,100	1.068

NBC:	**047**	**Mean:**	**1.068**	**Min Ratio:**	**1.068**
Count:	**1**	**Median:**	**1.068**	**Max Ratio:**	**1.068**
Standard Deviation:	**0.000**	**Avg. Abs. Dev.**	**0.000**	**COD:**	**0.000**

NBC:	**120**														
024-1-046-000	272 PLATTSBURG AV	R2	R2	120	P	3,081	1,598	3	RR	0.15		11/20/2014	283,000	230,400	0.814
027-3-054-000	152 COTTAGE GR	R2	R2	120	P	3,754	2,000	3	CL	0.23		05/04/2015	310,000	260,200	0.839
027-3-059-000	122 COTTAGE GR	R2	R2	120	P	2,448	1,632	3	CL	0.23		03/16/2015	218,000	191,300	0.878
028-1-086-000	1427 NORTH AV	R2	R2	120	P	4,396	2,294	2	CC	0.19		05/30/2014	275,000	228,300	0.830
028-1-226-000	78 WOODLAWN RD	R2	R2	120	P	3,264	1,632	3	CL	0.19		07/21/2014	269,000	196,800	0.732
028-2-087-000	168 WOODBURY RD	R2	R2	120	P	1,977	1,242	2	CL	0.21		08/29/2014	239,000	169,900	0.711
028-2-104-000	155 157 WOODBURY RD	R2	R2	120	P	4,160	2,560	3	CL	0.14		02/20/2013	265,000	252,800	0.954
028-3-021-000	19 WOODLAWN RD	R2	R2	120	P	4,708	2,850	3	CL	0.31		06/14/2013	251,000	251,000	1.000

NBC:	**120**	**Mean:**	**0.845**	**Min Ratio:**	**0.711**
Count:	**8**	**Median:**	**0.835**	**Max Ratio:**	**1.000**
Standard Deviation:	**0.099**	**Avg. Abs. Dev.**	**0.073**	**COD:**	**8.746**

NBC:	**170**														
029-2-001-000	54 58 LAKEWOOD PW	R2	R2	170	P	4,270	2,327	2	SL	0.19		04/09/2015	359,900	278,800	0.775

NBC:	**170**	**Mean:**	**0.775**	**Min Ratio:**	**0.775**
Count:	**1**	**Median:**	**0.775**	**Max Ratio:**	**0.775**
Standard Deviation:	**0.000**	**Avg. Abs. Dev.**	**0.000**	**COD:**	**0.000**

NBC: **210**

BURLINGTON, VT

Quick Sales Report 1/15/2013 To 9/1/2015

* 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
044-1-389-000	53 55 MURRAY ST	R2	R1	210	P	3,265	1,815	3	OS	0.18		06/17/2013	272,550	237,900	0.873
039-2-056-000	252 254 MANHATTAN DR	R2	R2	210	P	3,523	1,628	2	OS	0.36		06/03/2015	285,000	216,200	0.759
039-4-056-000	241 ELMWOOD AV	R2	R2	210	P	3,031	1,756	2	OS	0.11		07/15/2014	305,000	224,600	0.736
039-4-134-000	19 ST LOUIS ST	R2	R2	210	P	3,984	2,274	2	CL	0.07		11/26/2013	325,000	238,600	0.734
040-2-018-000	16 GERMAIN ST	R2	R2	210	P	3,457	2,234	3	OS	0.07		05/01/2013	296,468	246,200	0.830
040-2-044-000	110 HYDE ST	R2	R2	210	P	3,200	1,295	2	OS	0.09		10/18/2013	208,000	208,300	1.001
040-2-101-000	56 BRIGHT ST	R2	R2	210	P	1,792	947	2	OS	0.06		04/30/2014	180,000	178,200	0.990
040-2-102-000	50 BRIGHT ST	R2	R2	210	P	3,905	2,191	3	OS	0.06		07/12/2013	230,000	177,300	0.771
043-3-071-000	190 NORTH AV	R2	R2	210	P	4,429	2,450	2	OS	0.11		04/30/2014	337,500	256,600	0.760
043-3-141-000	22 24 DREW ST	R2	R2	210	P	4,672	2,240	2	DP	0.07		08/22/2013	378,700	269,600	0.712
043-3-201-000	56 NORTH AV	R2	R2	210	P	2,256	1,316	3	OS	0.10		04/30/2014	205,000	173,500	0.846
044-1-020-000	39 PITKIN ST	R2	R2	210	P	3,754	2,394	2	OS	0.09		09/10/2013	340,000	225,300	0.663
044-1-033-000	68 PITKIN ST	R2	R2	210	P	2,920	1,444	3	CL	0.11		11/26/2014	260,500	198,900	0.764
044-1-094-000	170 PARK ST	R2	R2	210	P	2,452	1,238	2	OS	0.13		10/15/2014	250,000	182,800	0.731
044-1-095-000	166 PARK ST	R2	R2	210	P	4,838	1,652	3	OS	0.07		06/27/2014	300,000	217,100	0.724
044-1-123-000	197 NORTH CHAMPLAIN ST	R2	R2	210	P	3,489	1,850	2	OS	0.06		06/03/2013	291,500	239,900	0.823
044-1-140-000	15 17 CEDAR ST	R2	R2	210	P	3,252	2,048	2	FS	0.08		04/08/2013	245,000	233,800	0.954
044-1-143-000	182 NORTH CHAMPLAIN ST	R2	R2	210	P	3,400	1,720	2	OS	0.08		08/13/2015	260,500	208,400	0.800
044-1-167-000	77 ROSE ST	R2	R2	210	P	1,748	963	3	OS	0.11		07/10/2015	185,000	133,000	0.719
044-1-174-000	52 54 ROSE ST	R2	R2	210	P	2,884	1,366	3	OS	0.10		07/31/2014	229,000	202,500	0.884
044-1-287-000	61 FRONT ST	R2	R2	210	P	3,926	2,388	2	OS	0.09		06/03/2013	338,000	255,500	0.756
044-1-331-000	122 NORTH CHAMPLAIN ST	R2	R2	210	P	4,630	2,330	3	OS	0.10		08/26/2015	325,000	237,700	0.731
044-1-348-000	127 PARK ST	R2	R2	210	P	3,636	1,812	2	OS	0.13		07/15/2015	320,000	214,900	0.672
044-1-370-000	62 64 PERU ST	R2	R2	210	P	3,282	1,632	3	OS	0.13		12/18/2013	145,300	145,300	1.000
044-1-375-000	20 22 PERU ST	R2	R2	210	P	4,976	2,621	3	OS	0.18		12/11/2013	245,000	230,900	0.942
044-1-380-000	5 7 MURRAY ST	R2	R2	210	P	4,351	2,662	2	DP	0.13		11/21/2014	320,000	293,000	0.916
044-1-390-000	59 MURRAY ST	R2	R2	210	P	2,406	1,282	2	OS	0.09		09/01/2015	239,000	197,200	0.825
044-3-012-000	64 66 CEDAR ST	R2	R2	210	P	2,836	1,540	2	OS	0.04		02/27/2015	230,000	184,100	0.800
044-3-077-000	14 16 CLOAREC CT	R2	R2	210	P	2,577	1,405	2	OS	0.06		06/02/2014	332,500	221,900	0.667
044-3-091-000	10 12 INTERVALE AV	R2	R2	210	P	2,425	1,575	2	DK	0.04		05/08/2014	210,000	161,400	0.769
044-3-168-000	190 NORTH WINOOSKI AV	R2	R2	210	P	4,566	2,451	2	OS	0.11		04/30/2015	374,000	262,700	0.702
044-3-170-000	176 NORTH WINOOSKI AV	R2	R2	210	P	3,555	1,554	2	OS	0.13		05/30/2014	260,000	194,000	0.746
044-3-224-000	15 LOOMIS ST	R2	R2	210	P	3,843	2,198	2	OS	0.14		10/31/2013	308,000	261,600	0.849
044-3-284-000	235 NORTH ST	R2	R2	210	P	3,709	1,248	3	OS	0.13		12/03/2014	195,000	185,500	0.951
044-4-050-000	67 ELMWOOD AV	R2	R2	210	P	4,193	1,947	2	OS	0.21		04/15/2013	315,000	273,000	0.867
044-4-157-000	41 NORTH WINOOSKI AV	R2	R2	210	P	3,897	2,263	2	OS	0.12		04/02/2015	410,000	295,000	0.720
044-4-183-000	67 NORTH UNION ST	R2	R2	210	P	3,119	1,928	3	VT	0.04		03/04/2013	270,000	226,800	0.840
045-1-173-000	24 SCHOOL ST	R2	R2	210	P	3,518	1,713	3	OS	0.13		05/15/2015	375,000	232,400	0.620
045-1-186-000	53 SCHOOL ST	R2	R2	210	P	4,475	2,146	2	OS	0.12		03/31/2014	340,000	273,600	0.805
045-1-187-000	339 NORTH ST	R2	R2	210	P	2,642	1,344	3	OS	0.09		04/30/2013	270,000	207,900	0.770
045-2-083-000	58 GREENE ST	R2	R2	210	P	3,176	1,918	2	OS	0.07		02/04/2015	345,000	197,100	0.571

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio

NBC:	210	Mean:	0.795	Min Ratio:	0.571
Count:	41	Median:	0.770	Max Ratio:	1.001
Standard Deviation:	0.103	Avg. Abs. Dev.	0.081	COD:	10.497

NBC: 230

041-4-034-000	460 462 COLCHESTER AV	R2	R2	230	P	3,846	2,220	2	OS	0.15	06/19/2015	422,500	306,200	0.725
046-3-003-000	49 GROVE ST	R2	R2	230	P	4,595	1,916	2	OS	0.23	03/19/2015	310,000	233,800	0.754
046-3-005-000	39 GROVE ST	R2	R2	230	P	3,644	1,660	2	OS	0.14	07/02/2014	293,920	217,500	0.740
046-3-072-000	448 450 COLCHESTER AV	R2	R2	230	P	3,092	1,968	2	DP	0.15	02/20/2013	229,000	220,400	0.962

NBC:	230	Mean:	0.795	Min Ratio:	0.725
Count:	4	Median:	0.747	Max Ratio:	0.962
Standard Deviation:	0.112	Avg. Abs. Dev.	0.063	COD:	8.430

NBC: 240

046-2-028-000	31 THIBAULT PW	R2	R2	240	P	3,267	2,022	3	FS	0.09	06/28/2013	410,000	272,200	0.664
051-1-022-000	198 EAST AV	R2	R2	240	P	5,499	3,523	3	OS	0.34	12/16/2013	665,000	468,500	0.705

NBC:	240	Mean:	0.684	Min Ratio:	0.664
Count:	2	Median:	0.684	Max Ratio:	0.705
Standard Deviation:	0.029	Avg. Abs. Dev.	0.020	COD:	2.968

NBC: 260

044-4-193-000	75 ORCHARD TR	R2	R2	260	P	3,162	1,990	2	VT	0.06	07/31/2015	320,000	259,700	0.812
044-4-210-000	63 BUELL ST	R2	R2	260	P	4,402	1,722	2	OS	0.13	05/30/2014	405,000	276,300	0.682
044-4-228-000	17 SOUTH UNION ST	R2	R2	260	P	3,689	2,226	3	OS	0.06	07/08/2014	360,000	234,800	0.652
044-4-236-000	32 34 SOUTH UNION ST	R2	R2	260	P	5,870	3,200	2	DP	0.10	01/08/2014	663,145	363,300	0.548
045-1-069-000	169 171 NORTH WILLARD ST	R2	R2	260	P	4,030	2,275	2	OS	0.14	12/19/2014	437,500	309,300	0.707
045-1-240-000	12 WESTON ST	R2	R2	260	P	4,127	2,550	3	CL	0.07	06/06/2014	500,000	331,500	0.663
045-1-241-000	23 WESTON ST	R2	R2	260	P	3,920	2,314	2	OS	0.11	09/30/2013	365,000	284,200	0.779
045-1-244-000	114 NORTH WILLARD ST	R2	R2	260	P	5,235	3,083	2	VT	0.11	12/18/2014	612,500	354,100	0.578
045-1-313-000	62 LOOMIS ST	R2	R2	260	P	3,147	1,382	2	OS	0.05	06/30/2015	385,000	284,500	0.739
045-2-151-000	70 72 BUELL ST	R2	R2	260	P	5,194	3,040	2	OS	0.21	01/08/2014	666,962	341,000	0.511
045-2-164-000	17 NORTH WILLARD ST	R2	R2	260	P	4,725	2,785	2	VT	0.10	07/08/2014	469,000	379,000	0.808
046-1-061-000	260 COLCHESTER AV	R2	R2	260	P	3,660	1,508	2	OS	0.08	03/01/2013	290,000	266,900	0.920
046-3-109-000	307 COLCHESTER AV	R2	R2	260	P	5,076	3,136	2	FS	0.17	04/04/2013	622,750	357,000	0.573

Quick Sales Report 1/15/2013 To 9/1/2015

* 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
046-3-110-000	303 COLCHESTER AV	R2	R2	260	P	3,830	2,019	2	VT	0.17		04/04/2013	552,250	405,300	0.734
050-1-086-000	83 85 HUNGERFORD TR	R2	R2	260	P	3,905	1,818	2	OS	0.14		11/06/2014	616,000	348,100	0.565

NBC:	260	Mean:	0.685	Min Ratio:	0.511
Count:	15	Median:	0.682	Max Ratio:	0.920
Standard Deviation:	0.116	Avg. Abs. Dev.	0.094	COD:	13.756

NBC: 300

056-3-011-000	6 PROCTOR PL	R2	R2	300	P	3,423	1,618	3	CC	0.24		08/15/2014	250,000	229,000	0.916

NBC:	300	Mean:	0.916	Min Ratio:	0.916
Count:	1	Median:	0.916	Max Ratio:	0.916
Standard Deviation:	0.000	Avg. Abs. Dev.	0.000	COD:	0.000

NBC: 320

049-1-049-000	194 SOUTH CHAMPLAIN ST	R2	R2	320	P	4,376	2,266	3	OS	0.14		04/13/2015	292,500	280,700	0.960
049-4-015-000	32 MARBLE AV	R2	R2	320	P	3,300	1,462	2	OS	0.08		06/30/2015	240,000	218,500	0.910
049-4-077-000	18 SPRUCE CT	R2	R2	320	P	2,712	1,617	2	OS	0.05		04/10/2014	319,000	214,400	0.672
049-4-109-000	64 66 ADAMS ST	R2	R2	320	P	7,982	3,656	2	OS	0.18		03/15/2013	555,000	405,500	0.731
049-4-153-000	281 SOUTH WINOOSKI AV	R2	R2	320	P	4,015	2,151	3	OS	0.11		05/02/2013	515,000	269,900	0.524
049-4-177-000	365 SOUTH WINOOSKI AV	R2	R2	320	P	4,196	2,300	2	CL	0.14		01/13/2014	440,000	327,500	0.744
053-3-063-000	410 ST PAUL ST	R2	R2	320	P	2,308	1,400	3	OS	0.08		08/08/2013	219,000	214,800	0.981
053-3-107-000	18 20 HAYWARD ST	R2	R2	320	P	3,146	1,638	2	OS	0.10		06/14/2013	316,000	273,700	0.866
053-3-172-000	111 113 HAYWARD ST	R2	R2	320	P	2,924	1,740	2	DK	0.11		08/22/2013	310,000	293,300	0.946
053-3-190-000	40 42 CATHERINE ST	R2	R2	320	P	4,853	2,669	2	OS	0.14		06/30/2015	470,000	291,800	0.621
053-4-047-000	123 125 CAROLINE ST	R2	R2	320	P	5,256	2,384	2	OS	0.16		08/13/2015	505,000	336,700	0.667
054-1-076-000	528 530 SOUTH UNION ST	R2	R2	320	P	4,182	2,062	2	OS	0.10		11/17/2014	367,000	229,500	0.625
054-1-118-000	544 SOUTH WILLARD ST	R2	R2	320	P	4,262	1,980	2	OS	0.39		04/08/2014	309,000	328,300	1.062

NBC:	320	Mean:	0.793	Min Ratio:	0.524
Count:	13	Median:	0.744	Max Ratio:	1.062
Standard Deviation:	0.170	Avg. Abs. Dev.	0.145	COD:	19.490

NBC: 330

050-2-094-000	129 SPRUCE ST	R2	R2	330	P	5,925	2,722	3	OS	0.26		06/29/2015	600,000	410,900	0.685

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
NBC: 330															
Mean: 0.685	Min Ratio: 0.685														
Median: 0.685	Max Ratio: 0.685														
Count: 1															
Standard Deviation: 0.000	Avg. Abs. Dev. 0.000	COD: 0.000													
NBC: 360															
054-3-026-000	52 OVERLAKE PK	R2	R2	360	P	7,184	3,635	3	TD	0.29		12/06/2013	650,000	658,800	1.014
NBC: 360															
Mean: 1.014	Min Ratio: 1.014														
Median: 1.014	Max Ratio: 1.014														
Count: 1															
Standard Deviation: 0.000	Avg. Abs. Dev. 0.000	COD: 0.000													
NBC: 380															
057-3-041-000	141 145 CHERRY LN	R2	R2	380	P	4,320	2,160	2	RC	0.22		05/06/2013	312,000	262,500	0.841
NBC: 380															
Mean: 0.841	Min Ratio: 0.841														
Median: 0.841	Max Ratio: 0.841														
Count: 1															
Standard Deviation: 0.000	Avg. Abs. Dev. 0.000	COD: 0.000													
NBC: 400															
057-2-091-000	68 70 MORSE PL	R2	R2	400	P	4,589	2,317	2	CC	0.28		12/03/2014	275,000	251,100	0.913
057-4-018-000	162 164 HOME AV	R2	R2	400	P	4,947	2,496	2	DP	0.22		07/31/2015	400,000	307,700	0.769
057-4-034-000	461 463 SHELBURNE ST	R2	R2	400	P	3,796	2,202	2	FS	0.17		01/15/2013	250,000	271,300	1.085
057-4-063-000	325 FLYNN AV	R2	R2	400	P	5,286	2,204	3	OS	0.18		12/12/2014	300,000	273,100	0.910
060-1-017-000	35 37 SOUTH CREST DR	R2	R2	400	P	4,846	2,819	2	CL	0.26		02/04/2015	475,000	389,300	0.820
NBC: 400															
Mean: 0.899	Min Ratio: 0.769														
Median: 0.910	Max Ratio: 1.085														
Count: 5															
Standard Deviation: 0.121	Avg. Abs. Dev. 0.082	COD: 8.996													

End of Report