Patriot Properties

BURLINGTON, VT

Quick Sales Report by LUC

09/30/2016
1:36:25PM

Doc #8

Filter Used: DataProperty.LUC = `R2`) AND (DataSales.SaleDate >= `01/01/2015`) AND (DataSales.SaleDate <= `12/31/2015`) AND (DataSales.NALCode = `2` OR DataSales.NALCode = `3`

R2 Citywide
1/15 to 12/15
(just NAL 2 or 3
no 21)

Mean = .759
Median = .747

36 sales

BURLINGTON, VT

Quick Sales Report 2/4/2015 To 12/31/2015

* Represent Vacant Land Sale

BURLINGTON
Land Use Code: R2

Parcel ID	Location	LUC	LUC@sale	NBC	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
027-3-054-000	152 COTTAGE GR	R2	R2	120	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	2,448	1,632	3	CL	0.23		03/16/2015	218,000	191,300	0.878
028-1-037-000	15 17 GREEN ACRES DR	R2	R2	120	3,236	1,536	2	DP	0.21		11/20/2015	279,000	227,100	0.814
029-1-043-000	234 238 ETHAN ALLEN PW	R2	R2	047	4,120	1,680	2	DP	0.22		10/27/2015	250,000	254,100	1.016
029-2-001-000	54 58 LAKEWOOD PW	R2	R2	170	4,270	2,327	2	SL	0.19		04/09/2015	359,900	278,800	0.775
038-1-019-000	404 406 NORTH AV	R2	R2	210	5,518	3,108	3	OS	0.46		10/30/2015	379,000	249,100	0.657
039-2-056-000	252 254 MANHATTAN DR	R2	R2	210	3,523	1,628	2	OS	0.36		06/03/2015	285,000	216,200	0.759
039-4-125-000	36 WALNUT ST	R2	R2	210	3,756	1,908	2	OS	0.09		10/26/2015	317,000	218,600	0.690
040-2-047-000	92 94 HYDE ST	R2	R2	210	5,028	3,058	3	OS	0.09		11/04/2015	345,000	230,300	0.668
041-4-034-000	460 462 COLCHESTER AV	R2	R2	230	3,846	2,220	2	OS	0.15		06/19/2015	422,500	306,200	0.725
044-1-143-000	182 NORTH CHAMPLAIN ST	R2	R2	210	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	1,748	963	3	OS	0.11		07/10/2015	185,000	133,000	0.719
044-1-331-000	122 NORTH CHAMPLAIN ST	R2	R2	210	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	3,636	1,812	2	OS	0.13		07/15/2015	320,000	214,900	0.672
044-1-390-000	59 MURRAY ST	R2	R2	210	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	2,836	1,540	2	OS	0.04		02/27/2015	230,000	184,100	0.800
044-3-145-000	40 42 DECATUR ST	R2	R2	210	5,357	2,184	2	OS	0.16		10/30/2015	320,000	258,200	0.807
044-3-168-000	190 NORTH WINOOSKI AV	R2	R2	210	4,566	2,451	2	OS	0.11		04/30/2015	374,000	262,700	0.702
044-3-189-000	188 190 NORTH UNION ST	R2	R2	210	6,335	2,699	2	VT	0.11		10/30/2015	370,000	263,500	0.712
044-4-157-000	41 NORTH WINOOSKI AV	R2	R2	210	3,897	2,263	2	OS	0.12		04/02/2015	410,000	295,000	0.720
044-4-193-000	75 ORCHARD TR	R2	R2	260	3,162	1,990	2	VT	0.06		07/31/2015	320,000	259,700	0.812
045-1-065-000	384 NORTH ST	R2	R2	260	3,314	1,951	3	OS	0.07		11/04/2015	260,000	247,000	0.950
045-1-076-000	210 212 NORTH WILLARD ST	R2	R2	260	3,496	1,841	3	OS	0.16		11/04/2015	360,000	243,300	0.676
045-1-173-000	24 SCHOOL ST	R2	R2	210	3,518	1,713	3	OS	0.13		05/15/2015	375,000	232,400	0.620
045-1-313-000	62 LOOMIS ST	R2	R2	260	3,147	1,382	2	OS	0.05		06/30/2015	385,000	284,500	0.739
045-1-343-000	393 NORTH ST	R2	R2	260	1,728	1,080	3	OS	0.03		11/19/2015	224,000	143,400	0.640
045-2-083-000	58 GREENE ST	R2	R2	210	3,176	1,918	2	OS	0.07		02/04/2015	345,000	197,100	0.571
046-3-003-000	49 GROVE ST	R2	R2	230	4,595	1,916	2	OS	0.23		03/19/2015	310,000	233,800	0.754
046-3-091-000	40 GROVE ST	R2	R2	230	2,480	1,336	2	OS	0.20		12/31/2015	219,000	183,400	0.837
049-1-049-000	194 SOUTH CHAMPLAIN ST	R2	R2	320	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	3,300	1,462	2	OS	0.08		06/30/2015	240,000	218,500	0.910
050-2-094-000	129 SPRUCE ST	R2	R2	330	5,925	2,722	3	OS	0.26		06/29/2015	600,000	410,900	0.685
053-3-190-000	40 42 CATHERINE ST	R2	R2	320	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	5,256	2,384	2	OS	0.16		08/13/2015	505,000	336,700	0.667
057-4-018-000	162 164 HOME AV	R2	R2	400	4,947	2,496	2	DP	0.22		07/31/2015	400,000	307,700	0.769
060-1-017-000	35 37 SOUTH CREST DR	R2	R2	400	4,846	2,819	2	CL	0.26		02/04/2015	475,000	389,300	0.820

Quick Sales Report 2/4/2015 To 12/31/2015

* Represent Vacant Land Sale

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

BURLINGTON

Land Use Code:	R2	Mean:	0.759	Min Ratio:	0.571
Count:	36	Median:	0.747	Max Ratio:	1.016
Standard Deviation:	0.102	Avg. Abs. Dev.	0.081	COD:	10.833

End of Report