



Description: House & 50.37 Acres (R2)

Location: 166 Sokoki Hill Road

Sale Date: 9/22/2023

Sale Price: **\$1,150,000**

Prior Listed Value: \$744,900

**Reappraisal Value: Total \$1,110,900**

Grade: **VERYGOOD+**

Cost per Square Foot: \$251 x 2,906 sq ft

Outbuildings: Garage with finished area above,  
In-ground Pool

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Description: House & 62.66 Acres (R2)

Location: 170 Potter's Hill Road

Sale Date: 3/1/2024

Sale Price: **\$1,000,000**

Prior Listed Value: \$498,900

**Reappraisal Value: Total \$ 924,700**

Grade: **VERYGOOD-**

Cost per Square Foot: \$226 x 2,977 sq ft

Outbuildings: Attached Garage with finished area  
above

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Description: House & 113.3 Acres (R2)

Location: 1664 Grant Road

Sale Date: 4/1/2024

Sale Price: **\$935,000**

Prior Listed Value: \$685,100

**Reappraisal Value: Total \$ 1,013,400**

Grade: **GOOD+**

Cost per Square Foot: \$195 x 3,024 sq ft

Outbuildings: Attached Garage, Barn, Shed

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Description: House & 7 Acres (R2)

Location: 249 Cowpath 40

Sale Date: 9/11/2024

Sale Price: **\$780,000**

Prior Listed Value: \$496,900

**Reappraisal Value: Total \$ 749,600**

Grade: **GOOD**

Cost per Square Foot: \$196 x 3,026 sq ft

Outbuildings: Attached Garage

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Description: House & 33.8 Acres (R2)

Location: 4222 VT Route 9

Sale Date: 12/19/2024

Sale Price: **\$465,000**

Prior Listed Value: \$372,200

**Reappraisal Value: Total \$ 531,900**

Grade: **GOOD +**

Cost per Square Foot: \$226 x 1,742 sq ft

Outbuildings: none

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Description: House & 6.6 Acres (R2)

Location: 2671 Higley Hill Rd

Sale Date: 1/15/2025

Sale Price: **\$315,000**

Prior Listed Value: \$193,700

**Reappraisal Value: Total \$ 531,900**

Grade: **AVG -**

Cost per Square Foot: \$110 x 1,610 sq ft

Outbuildings: 2 car garage with accessory dwelling unit added after sale



Description: House & 49 Acres (R2)  
Location: 147 Gilbert Rd

Sale Date: 3/24/2025  
Sale Price: **\$474,500**  
Prior Listed Value: \$248,600  
**Reappraisal Value: Total \$ 420,800**

Grade: **AVG +**  
Cost per Square Foot: \$176 x 1,508 sq ft  
Outbuildings: none

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Description: House & 6.53 Acres (R2)  
Location: 2574 VT Route 9

Sale Date: 1/17/2024  
Sale Price: **\$495,000**  
Prior Listed Value: \$306,100  
**Reappraisal Value: Total \$ 513,300**

Grade: **GOOD-**  
Cost per Square Foot: \$232 x 1,808 sq ft  
Outbuildings: Internal Garage, sheds

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Description: House & 10.80 Acres (R2)  
Location: 1637 Adams Brook Road (off grid)

Sale Date: 06/15/2023  
Sale Price: **\$375,000**  
Prior Listed Value: \$221,700  
**Reappraisal Value: Total \$ 417,900**

Grade: **AVG -**  
Cost per Square Foot: \$150 x 1,876 sq ft  
Outbuildings: Garage with finished area above



Description: House & 8.80 Acres (R2)  
Location: 1637 Adams Brook Road (off grid)

Sale Date: 06/26/2025

Sale Price: **\$399,000**

Prior Listed Value: \$221,700

**Reappraisal Value: Total \$ 417,900**

Grade: **AVG -**

Cost per Square Foot: \$150 x 1,876 sq ft

Outbuildings: Garage with finished area above

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Description: House & 17.31 Acres (R2)

Location: 5134 VT Route 9

Sale Date: 9/30/2025

Sale Price: **\$560,000**

Prior Listed Value: \$306,500

**Reappraisal Value: Total \$ 584,800**

Grade: **AVG +**

Cost per Square Foot: \$244 x 1376 sq ft

Outbuildings: 2nd dwelling unit (rental) & Barns

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Description: House & 11.2 Acres (R2)

Location: 1591 Higley Hill Road

Sale Date: 1/23/2026

Sale Price: **\$375,000**

Prior Listed Value: \$284,600

**Reappraisal Value: Total \$ 390,300**

Grade: **AVG**

Cost per Square Foot: \$121 x 2,362 sq ft

Outbuildings: Sheds

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Description: House & 2.4 Acres (R1)  
Location: 2469 Augur Hole Rd

Sale Date: 9/26/2023  
Sale Price: **\$239,000**  
Prior Listed Value: \$160,100  
**Reappraisal Value: Total \$ 295,000**

Grade: **AVG -**  
Cost per Square Foot: \$159 x 1,228 sq ft  
Outbuildings: Garage with finished area

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Description: House & 2.4 Acres (R1)  
Location: 2469 Augur Hole Rd

Sale Date: 5/13/2025 **RESALE**  
Sale Price: **\$285,000**  
Prior Listed Value: \$160,100  
**Reappraisal Value: Total \$ 295,000**

Grade: **AVG -**  
Cost per Square Foot: \$159 x 1,228 sq ft  
Outbuildings: Garage with finished area

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Description: House & 2.09 Acres (R1)  
Location: 36 Augur Hole Rd

Sale Date: 11/25/2024  
Sale Price: **\$170,000**  
Prior Listed Value: \$145,300  
**Reappraisal Value: Total \$ 200,100**

Grade: **FAIR +**  
Cost per Square Foot: \$112 x 920 sq ft  
Outbuildings: Garage, Shed

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Description: House & 1.12 Acres (R1)

Location: 1855 VT Route 9

Sale Date: 3/19/2025

Sale Price: **\$300,000**

Prior Listed Value: \$188,500

**Reappraisal Value: Total \$ 332,400**

Grade: **AVG -**

Cost per Square Foot: \$114 x 1,784 sq ft

Outbuildings: Garage, Sheds

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Description: House, Apt & 3.93 Acres (R1)

Location: 4521 Augur Hole Rd

Sale Date: 1/15/2025

Sale Price: **\$349,000**

Prior Listed Value: \$259,100

**Reappraisal Value: Total \$ 382,100**

Grade: **AVG +**

Cost per Square Foot: \$137 x 1,388 sq ft

Outbuildings: 2nd dwelling unit (rental) & Barns

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Description: House & 2.4 Acres (R1)

Location: 97 Snow Mountain Lane

Sale Date: 8/22/2023

Sale Price: **\$300,000**

Prior Listed Value: \$250,900

**Reappraisal Value: Total \$ 410,000**

Grade: **GOOD**

Cost per Square Foot: \$167 x 1,888 sq ft

Outbuildings: Garage added after sale



Description: House & 2.4 Acres (R1)

Location: 223 Lucier Road

Sale Date: 3/30/2026

Sale Price: **\$300,000**

Prior Listed Value: \$173,100

**Reappraisal Value: Total \$ 285,900**

Grade: **AVG**

Cost per Square Foot: \$185 x 1,140 sq ft

Outbuildings: Attached 1 car garage

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Description: Camp & 18 Acres (S2)

Location: 166 Collins Road

Sale Date: 11/30/2023

Sale Price: **\$140,000**

Prior Listed Value: \$90,200

**Reappraisal Value: Total \$ 122,500**

Grade: **AVG+**

Cost per Square Foot: \$101 x 240 sq ft

Outbuildings: none

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Description: Gazebo & 17.12 Acres (S2)

Location: 166 Collins Road

Sale Date: 1/12/2026

Sale Price: **\$80,000**

Prior Listed Value: \$77,300

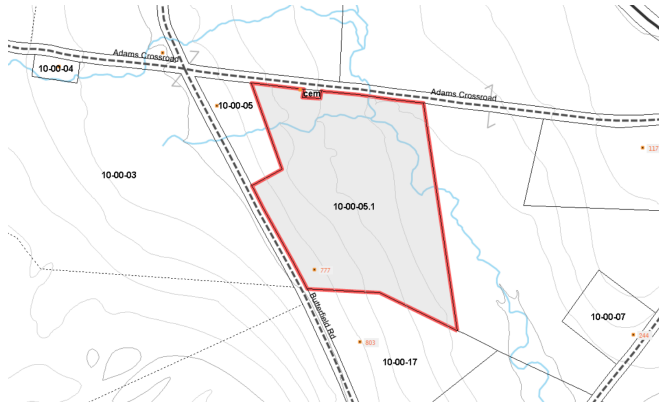
**Reappraisal Value: Total \$ 82,400**

Grade: n/a

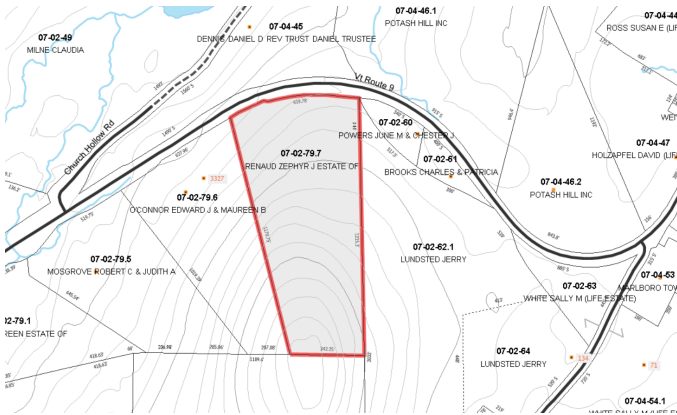
Cost per Square Foot: n/a

Outbuildings: none

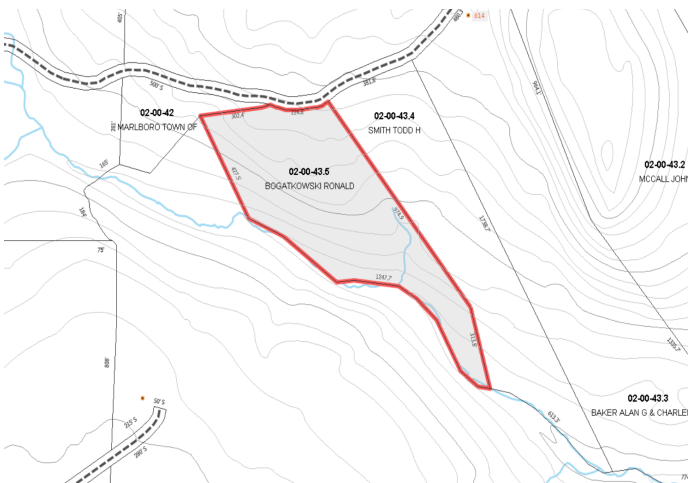




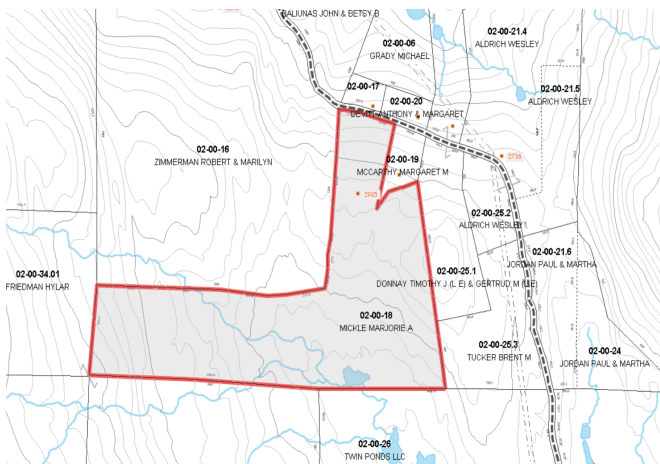
Description: 16 Acres Woodland (W)  
 Location: 777 Butterfield Road  
 Sale Date: 9/13/2024  
 Sale Price: **\$100,000**  
 Prior Listed Value: \$77,300  
 Reappraisal Value: **NOW WITH HOUSE**



Description: 13.4 Acres (W)  
 Location: VT Route 9  
 Sale Date: 8/6/2025  
 Sale Price: **\$72,000**  
 Prior Listed Value: \$61,400  
 Reappraisal Value: **\$76,800**  
 Price per Acre: \$5,731

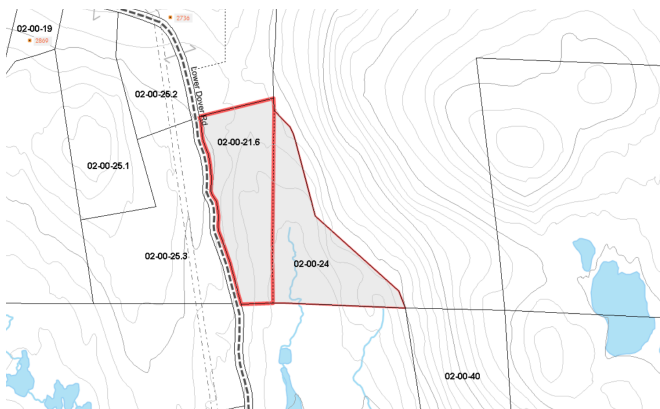


Description: 10 Acres (W)  
 Location: Stratton Hill Road  
 Sale Date: 10/16/2025  
 Sale Price: **\$62,500**  
 Prior Listed Value: \$43,400  
 Reappraisal Value: **\$62,900**  
 Price per Acre: \$6,290



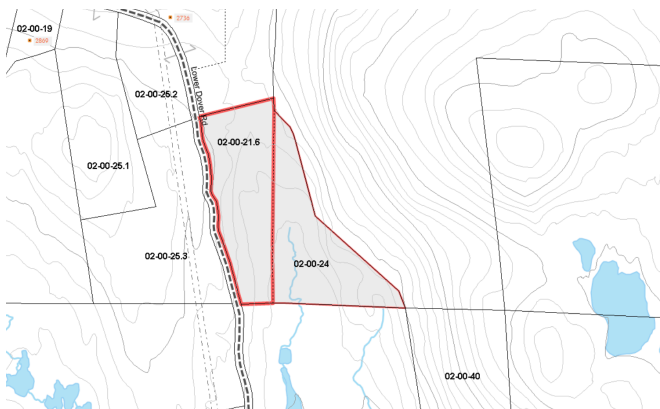
Description: 62.5 Acres (W)  
 Location: Lower Dover Road

Sale Date: 10/2/2025  
 Sale Price: **\$165,000**  
 Prior Listed Value: \$113,600  
**Reappraisal Value: \$153,800**  
 Price per Acre: \$2,401

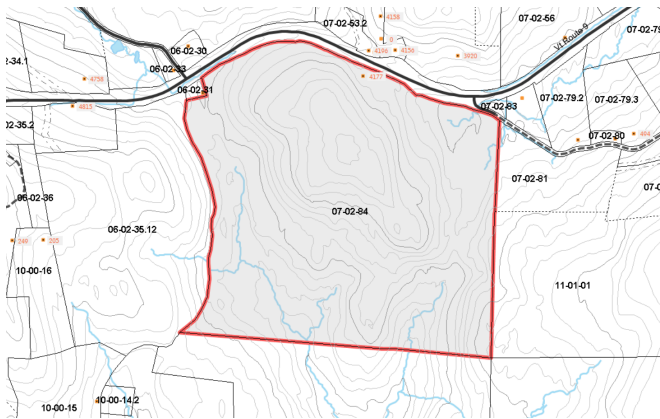


Description: 19.4 Acres (W)  
 Location: 2610 Lower Dover Road

Sale Date: 10/25/2024  
 Sale Price: **\$65,200**  
 Prior Listed Value: \$70,500  
**Reappraisal Value: \$93,100**  
 Price per Acre: \$4,798



Description: 19.4 Acres (W)  
 Location: 2610 Lower Dover Road  
 Sale Date: 12/19/2025  
 Sale Price: **\$125,000** RESALE  
 Prior Listed Value: \$70,500  
**Reappraisal Value: \$93,100**  
 Price per Acre: \$4,798



Description: 195.26 Acres (W)  
 Location: 4177 VT Route 9  
 Sale Date: 11/4/2025  
 Sale Price: **\$475,000**  
 Prior Listed Value: \$256,700  
**Reappraisal Value: \$295,400**  
 Price per Acre: \$1,512



Description: 33.73 Acres (W)  
 Location: Old Sodom Rd  
 Sale Date: 11/24/2025  
 Sale Price: **\$48,500**  
 Prior Listed Value: \$44,300  
**Reappraisal Value: \$49,500**  
 Price per Acre: \$1,467