

Skyland Farm | Woodstock, Vermont

4 Bedroom | 5 Bath | 5,,087 sf | 63.88 Acres

Extraordinary views. Very Private. Skyland Farm, set at the end of a quiet lane in Woodstock, offers sweeping views of the Green Mountains and Killington from nearly every room. Completed in 2024, this timber frame home is visually striking with a nod to the modern farmhouse, but with a twist. The wall-to-wall glass in both gables frames the surrounding landscape like living artwork, while inside, 24-foot ceilings, radiant heat, A/C, and a sauna provide everyday indulgence and embrace.

At the heart of the home is a chef's kitchen with Marinace granite, Wolf and SubZero appliances, and reclaimed hickory floors. Gently sloping meadows invite sledding in winter and lead to the barns below including a 6-stall stable, indoor riding arena with heated viewing area, chicken coop, and a spacious barn perfect for guest quarters, workshop or a car collection.

Set between the twin gables, an elevated courtyard with a heated Soake pool creates a seamless indoor-outdoor connection—ideal for sunset reflections in the summer and stargazing in the winter.



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All information provided is deemed reliable but is not guaranteed and should be independently verified. 081.0045630 (VT)

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 412 Skyland Lane that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Residential	Single Family	**412 Skyland Lane**				Listed: 6/4/2025	$6,750,000
5044620	Active	**Woodstock**	**VT**	**05091**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windsor
Village/Dist/Locale
Construction Status New Construction
Year Built 2024
Architectural Style Post and Beam
Color
Total Stories 3
Zoning residential
Taxes TBD No
Tax Annual Amount $39,732.66
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 63.88
Lot Size Square Feet 2,782,613
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 11
Bedrooms Total 4
Bathrooms Total 5
Bathrooms Full 4
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $1,326.91
Above Grade Finished Area 5,087
SqFtFAGSrc Plans
Above Grade Unfinished Area 0
SqFtUAGSrc Plans
Below Grade Finished Area 0
SqFtFBGSrc Plans
Below Grade Unfinished Area 994
SqFtUBGSrc Plans
Total Finished Area 5,087
Days On Market 279
Activation Date

Public Remarks Once the site of an 1850s homestead and now reimagined for 21st-century living, Skyland Farm is a private retreat on 63 acres. Mineral springs, glass architecture, and extraordinary views define this rare legacy property, just minutes from the village of Woodstock and with direct access to the trails of Mount Peg. Found at the end of a quiet lane, sweeping vistas of the Green Mountains and Killington are viewed from nearly every room. Finished in 2024, this timber frame home channels modern farmhouse warmth with a clean, contemporary edge.The wall-to-wall glass in both gables frames the surrounding landscape like living artwork, while inside, 24 -foot ceilings, radiant heat, A/C, and a sauna provide everyday indulgence and embrace. At the heart of the home is a chef's kitchen with Marinace granite, Wolf and SubZero appliances, and reclaimed hickory floors. Gently sloping meadows invite sledding in winter and lead to the barns below including a 6-stall stable, indoor riding arena with heated viewing area, chicken coop, and a spacious barn perfect for guest quarters, workshop or a car collection. Set between the twin gables, an elevated courtyard with a heated Soake pool creates a seamless indoor-outdoor connection, ideal for sunset reflections in the summer and stargazing in the winter. A 3-bay garage, and stream complete this offering. GMHA, and premier skiing nearby. Showings begin June 7th.
Directions Take Route 106, South Street, (parallel with the Woodstock Inn). Travel approximately 2.3 miles and take a left onto Dunham Hill Road. Take a left onto Skyland and follow road til the end. You can not see the house from the end of the driveway.

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use
Flood Zone No
Land Gains

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Resort
Seasonal No

Map
Block
Lot
SPAN Number 786-250-10932
Property ID
Deed Recorded Type Warranty
Deed Book 272
Deed Page 697
Total Deeds

SchDistrct
SchElem Woodstock Elementary School
SchMiddle Woodstock Union Middle Sch
SchHigh Woodstock Senior UHSD #4

Lot Features Country Setting, Farm, Horse/Animal Farm, Field/Pasture, Mountain View, Pond, Rolling, Secluded, Trail/Near Trail, Walking Trails, Wooded, Mountain, Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Near Snowmobile Trails, Rural, Near School(s)
Construction Materials Post and Beam, Wood Frame, Clapboard Exterior, Stone Exterior, Wood Siding
Foundation Details Poured Concrete
Roof Standing Seam
Appliances Dishwasher, Dryer, Range Hood, Microwave, Double Oven, Gas Range, Refrigerator, Washer, Domestic Water Heater, Tank Water Heater, Wine Cooler
Other Equipment CO Detector, Security System, Smoke Detector, Whole BldgVentilation, Standby Generator
Flooring Hardwood, Marble, Slate/Stone, Tile, Vinyl Plank
Utilities Propane, Underground Gas, Underground Utilities

Cooling Central AC
Electric Circuit Breaker(s), Generator, Underground
Heating Heat Pump, Radiant Floor, Mini Split
Sewer 1000 Gallon, Concrete, Septic
Water Source Drilled Well
Exterior Features Barn, Building, Garden Space, Hot Tub, Natural Shade, Outbuilding, Patio, In-Ground Pool, Covered Porch, Sauna, Storage, Window(s) w/ Solar Shade, Stable(s)
Interior Features Blinds, Cathedral Ceiling, Dining Area, Gas Fireplace, Hot Tub, Kitchen Island, Kitchen/Dining, Responsive Lite Contrl(s), Living/Dining, Natural Light, Natural Woodwork, Sauna, Security, Soaking Tub, Walk-in Closet, Walk-in Pantry, Window Treatment, Programmable Thermostat, 1st Floor Laundry

Basement Description Climate Controlled, Daylight, Finished, Full, Insulated, Interior Stairs, Storage Space, Walkout, Interior Access, Exterior Access, Basement Stairs
Garage Yes
Garage Capacity 3
Driveway Gravel
Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access to Common Areas, Laundry Access w/No Steps, 1st Floor Laundry

Road Frontage Type Gravel
Road Frontage Yes
Road Frontage Length 781

Exclusions Chicken coop

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

Condo Name
Building Number
Floor Number
Units Per Building
Condo Limited Common Area
Special Assessments

Condo Fees
Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Mobile Park Name
Mobile Co-Op
Mobile Park Approval
Mobile Must Move
Mobile Make
Mobile Model Name
Mobile Serial Number
Mobile Anchor

Deed 2 Book
Deed 2 Page
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed Yes
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
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Green Verificatn Year 3

Auction No
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



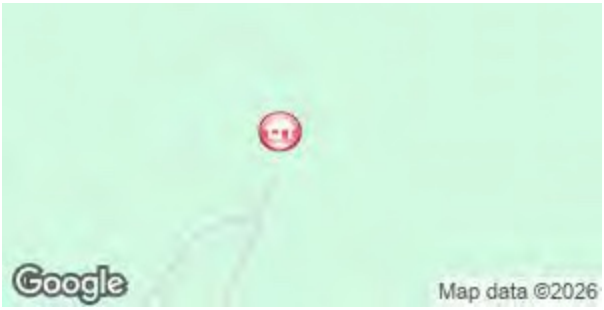
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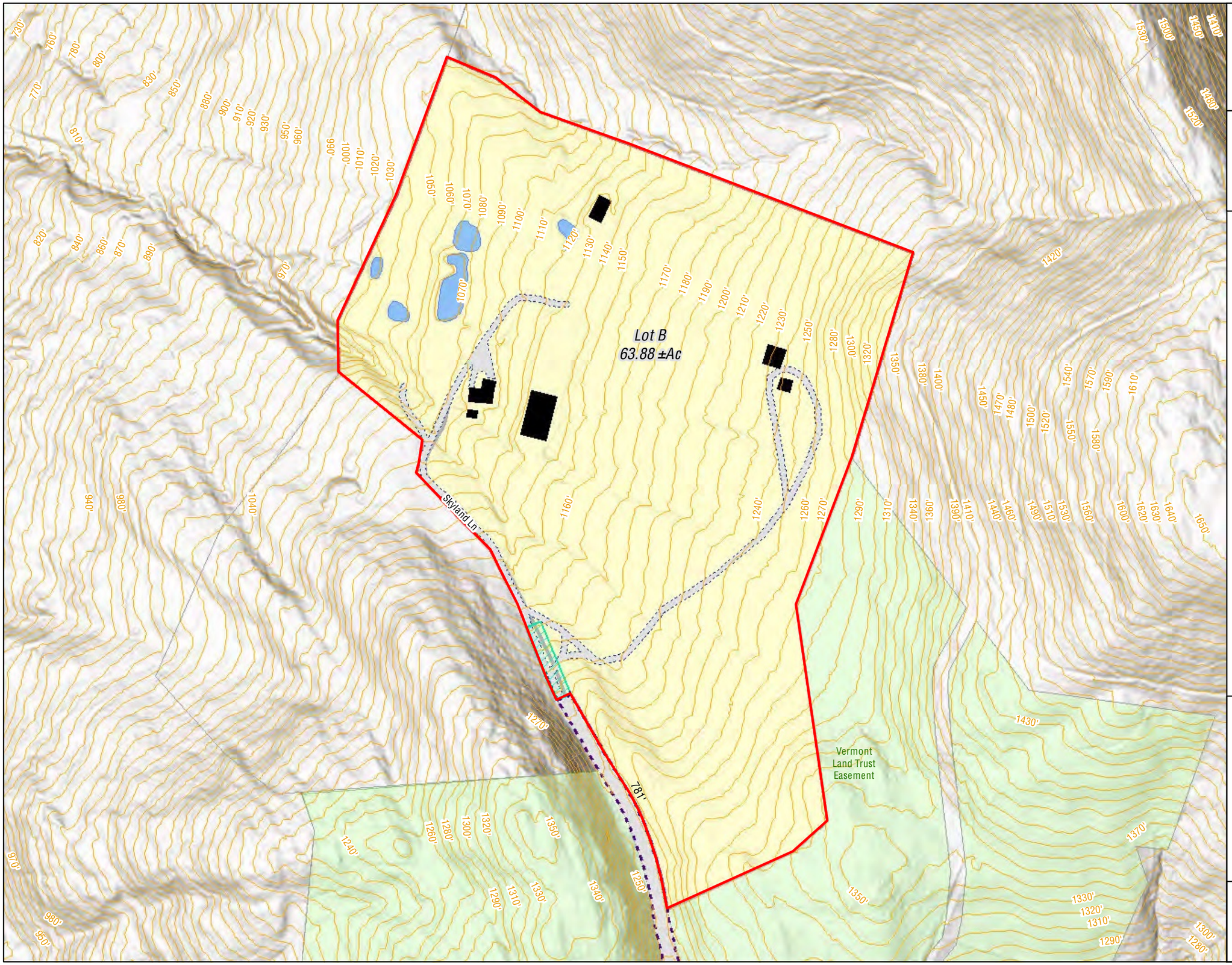
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Listed By:
T Story Jenks - LandVest, Inc/Woodstock

Skyland Farm

Woodstock, VT

Base Plan



LEGEND

- Subject Property - 63.88 ±Ac
- Easement
- Town Maintained Road
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Contours (10ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 03/10/26

Project Number: VT1385

0 150 300 600 Feet

Scale: 1 " = 300 '

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: VT1385 base 63.86 Ac

Skyland Farm

Woodstock, VT

Base Plan Orthophotograph

Lot B
63.88 ±Ac

Skyland Ln

781'

Vermont
Land Trust
Easement

LEGEND

- Subject Property - 63.88 ±Ac
- Easement
- Town Maintained Road
- Adjacent Properties
- Protected Land
- Open Water
- Contours (10 ft)



Notes:
Credits: 2024 Imagery from
Nearmap Imagery map service.

Date: 03/10/26

Project Number: VT1385

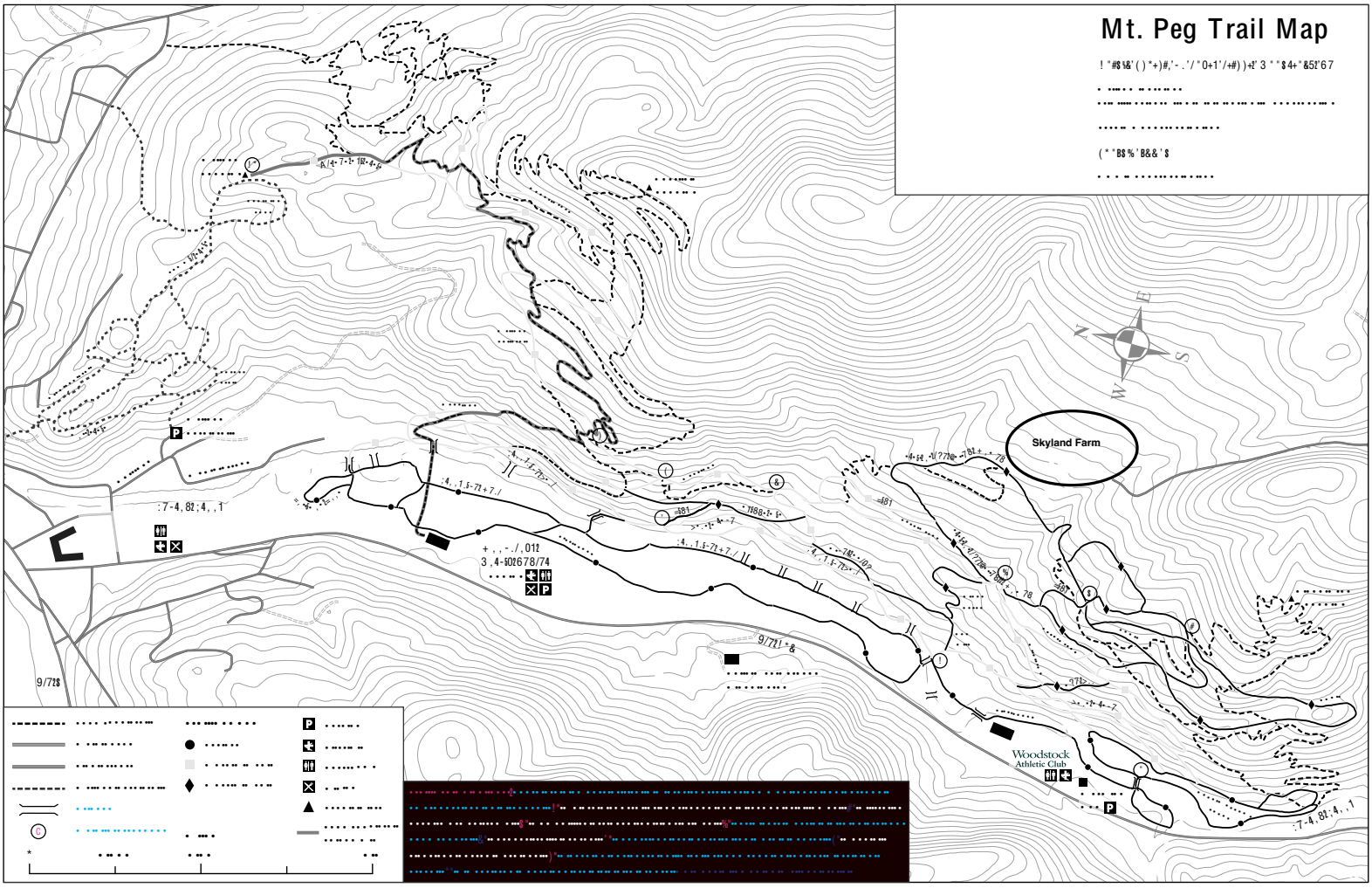
0 150 300 600 Feet

Scale: 1 " = 300 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1385 ortho 63.86 Ac


Mt. Peg Trail Map
Skyland Farm
Woodstock
Athletic Club

PROPERTY DETAILS ADDENDUM
SKYLAND FARM
412 SKYLAND LANE
WOODSTOCK, VERMONT
05091

PROPERTY SUMMARY

- 63.88 +/- Acres
- c1850 farmstead site
- Residence - 4 bed, 5 bath
- Stable
- Indoor riding arena
- Barn
- Outstanding Green Mountain Views, including Killington Ski Area
- End of a road privacy
- Swimming Pond
- Dammed (flying buttress) spring water collection system
- Borders Mount Peg trail system (see map)
- Within 10 minutes to Woodstock village and GMHA

RESIDENCE

- c2024 Contemporary Timber Frame
- 5,087 s.f finished
- Douglas Fir Timber Frame
- Bedrooms
    - 1st floor • 1 bedroom
    - 2nd floor • 1 bedroom
    - Lower floor • 2 bedrooms (one currently gym)
- Reclaimed Hickory floors
- Ceiling height • • ••• Great Room
- Wooden Clapboard siding
- Metal standing seam roof
- Lower level stone façade
- Poured concrete foundation
- Recessed lighting and multicolored LED accent lighting
- Full basement with walkout
- Builder - Griffin Construction
- Architect - Davis Frame
- Interior designer Cebula Design
- Lighting Consultant Kaleidolight Design

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MAIN RESIDENCE DETAILS

FIRST LEVEL

Entry porch
- Ipe wooden decking

Foyer / Mudroom
- Porcelain Herring bone floor
- Coat closet

½ Bathroom
- Porcelain Herring bone floor
- Marble vanity countertop
- Porcelain sink
- 8 ft ceiling

Office / Sitting Room
- Pocket Door
- 8 ft ceiling

Great Room
- Ceiling height 24•
- Reclaimed hickory flooring
- Floor-to-Ceiling Windows
- Ortal floating gas fireplace
- In-floor •••TV on lift
- Auto Hunter-Douglas and Lutron window shades
- 3 chandeliers

Kitchen
- Reclaimed hickory flooring
- Countertops Absolute Black Granite
- Wolf 6-burner Gas range + grille
  - Gas 6 burner + grille
  - Electric double oven
  - Exhaust hood
  - tile backsplash
- Wolf Microwave
- Subzero Refrigerator
- Subzero Freezer drawers
- Miele dishwasher (2)
- Skylights
- Kitchen island Marinace Riverbend Granite with bar seating
- Cabinets
- 3 overhead oversized pendant lights
- • • • • •••• •• •••• • • 2 faucet stainless steel galley sink with garbage disposal
- Pantry with walnut counters, ceramic tile backsplash, Subzero wine cooler, cabinets, shelves, pocket door, undercabinet lighting

Laundry room
- Porcelain sink
- Marble tile backsplash
- Quartz countertop
- Maytag stacked washer/dryer
- Cabinets

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Primary Bedroom
- Divider display case & head board
- • • ▪▪ • ceiling height
- Chandelier
- Lutron and hunter douglas auto blinds
- Doors to center courtyard/pool
- Floor-to-ceiling windows
- Walk-in closet with built-in shelves and drawers

Primary Bathroom
- Dolomite Marble tile floor
- 2 ash vanities with granite countertops and porcelain sinks and mirrors
- Huum Drop sauna with glass doors
- Marble tile Wainscot
- Kohler material tub
- Marble tile walk-in shower with glass doors, multiple showerheads, and seat

Courtyard
- Blue stone patio
- Soake Pool/Hot Tub
  - • • • deep
  - Heated to 104 degrees
  - Lights
- Stairs down to lower level
- Access from great room and bedroom

SECOND LEVEL
- Arcways Modern Mono Beam Staircase in Hickory and Glass with integrated lighting
- Balcony office and seating area

Guest Bedroom
- • • ▪▪ • ▪▪ • ▪▪▪▪ • ▪▪ • ▪▪ • •
- Closet
- Chandelier

Guest Bathroom
- Marble tile floor
- Glass door walk-in shower
- Double porcelain sinks
- Marble countertop
- Chandelier

LOWER LEVEL

Gym / Bedroom (North)
- • ▪▪ •
- Luxury vinyl plank floor
- Closet
- Door to outside

Bathroom
- Porcelain pedestal sink
- Shower

Bedroom (South)
- Two seating areas
- Doors to outside

Bathroom
- Vanity with marble countertop & porcelain sink
- Shower
- Closet

Storage room

Utility Room

Workshop/Studio

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UTILITIES - RESIDENCE

- Heating & Cooling (A/C)
  - Radiant • Viessmann propane boiler (7 zones)
  - Forced hot air -Heat pumps
- Air exchange system
- Internet • EC Fiber
  - Wifi -Orbi mesh network
  - Line of site to stable
- Domestic Hot Water Heater and storage tank
- Water filter system
- 400 Amp Service to residence
- Well
  - Residence - north of house
  - Barn • south of pond
  - Between north barn & arena • not in use
- Waste Water: WW-3-3339 5-bedroom
- Countryside Alarm System
- Pool filter and pump
- Propane Tanks • (2) 1,000 gal tanks south of garage
- Generac Generator 24KW
  - Automatic
  - south of garage
  - Coverage • separate panel in house
- Pentair water pressure controller
- Lutron and Hunter Douglas shade controls
- Electric • underground

RESIDENCE DETACHED 3-BAY GARAGE (30 x 40)

- Auto doors
- Wooden frame
- Wooden clapboard siding
- Metal standing seam roof
- Poured concrete foundation and floor

STABLE

- 6 – 12 x 12 box stalls
  - Dutch doors to outside
  - Rubber floor mats
  - Room for 7 more box stalls
- Wash stall area
- Asphalt floor
- Wide center isle
- 2nd floor hay loft
- Frost-free hydrants
- Heated tack room
  - Feed room & office
  - 39 gal hot water heater
  - Utility Sink
  - Pressure tank
- Vertical board siding
- Asphalt shingle roof
- Post and beam on concrete pillars
- Hardpack dry lot

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INDOOR ARENA (70▪▪▪ ▪▪ 5▪ ▪▪

- ▪ ▪ ▪ x ▪ ▪ ▪ ▪▪▪▪ ▪ ▪ ▪ ▪ ▪▪ ▪ ▪ ▪ ▪
  - Sand and mix base
  - Heated with propane
  - Insulated
- 2nd floor viewing area - glass enclosed and heated
- ▪ ▪▪▪ ▪ ▪ ▪ ▪ ▪ ▪▪ ▪ ▪ ▪ ▪ ▪▪ ▪ ▪▪▪ ▪▪ 5▪ ▪
- Electric line needs to be pulled from Transformer
- Frost-free hydrants
- Pole barn with trusses construction
- Vertical board siding
- Metal roof

LEVEL OUTDOOR ▪ ▪ ▪ ▪ ▪▪ ▪ ▪ ▪▪▪ ▪▪ ▪ ▪ ▪ ▪

- In front of indoor arena
- Grass surface

▪ ▪ ▪ ▪ ▪ ▪ ▪▪ ▪ ▪ ▪ ▪ ▪▪ ▪ ▪ ▪▪ ▪ ▪ ▪ ▪

- 2 levels
- 2 x 6 and steel construction
- Vertical board siding
- Asphalt shingle roof
- Dirt floor
- Frost wall

SWIMMING POND

- 15+/- ▪▪▪ ▪ ▪ ▪
- Diving rock and stone steps

Dammed spring water collection system

- Spring and stream fed
- Cement dams with spillway
- Dunam Hill • Sanatoga Spring

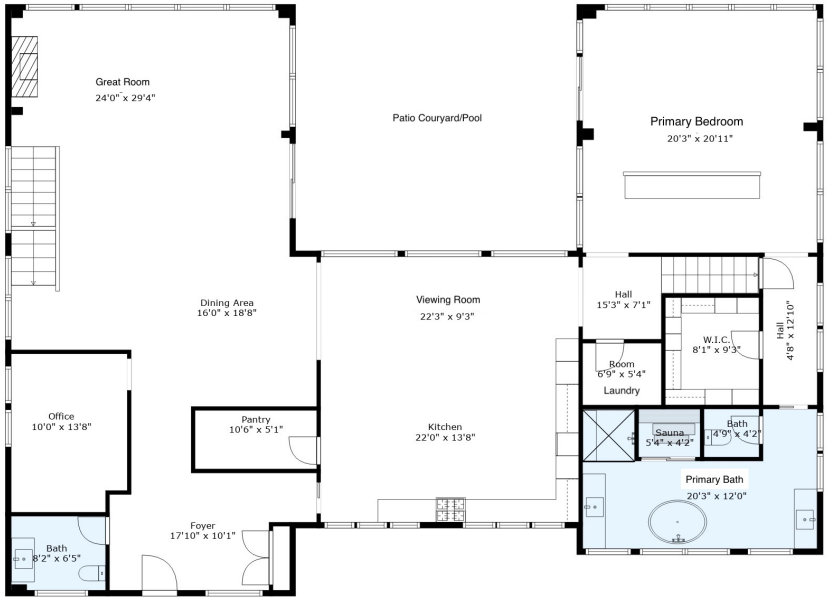
EXCLUSIONS

- Chicken Coop

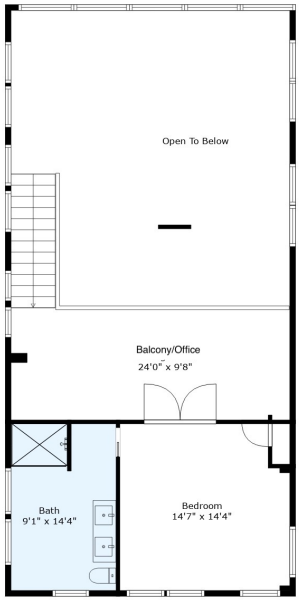
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Floor 2



Floor 3



Floor 1

TOTAL: 5087 sq. ft

FLOOR 1: 1728 sq. ft, FLOOR 2: 2721 sq. ft, FLOOR 3: 638 sq. ft
EXCLUDED AREAS: STORAGE: 753 sq. ft, ELECTRICAL ROOM: 241 sq. ft, OPEN TO BELOW: 565 sq. ft,
WALLS: 361 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 2699 sq. ft

FLOOR 1: 2699 sq. ft, FLOOR 2: 0 sq. ft

EXCLUDED AREAS: STORAGE: 259 sq. ft, STABLE: 499 sq. ft, LOW CEILING: 880 sq. ft, ATTIC: 2025 sq. ft, WALLS: 302 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

dotloop signature verification: dtlp.us/nQ32-Lm88-aE12

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 05/02/2025

Seller's Name(s): David Francis Muller

Physical Property Address: Skyland Lane (Street) Woodstock (City/Town)

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.) ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☑ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills thatwould provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials DFM 05/02/25 10:00 AM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/nQ32-Lm88-aE12

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☑ YES	☐ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Stakes	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☐ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☐ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
Further explanation of any of the above:				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☐ Base Board ☐ Hot Air ☑ Radiant ☑ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): _____ Age of Furnace/Boiler: new ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: 3238 Gallons (or other measure) Date Range 2024 Provider: CV Oil Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☑ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☑ Owner ☐ Propane Supplier ☐ Association Property used: ☑ Full Time ☐ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.)
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☑ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: 2024 ☐ Don't Know Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☐ Propane ☑ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☑ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $ 6558 Date Range: 2024 full ye Electric utility provider: Green Mountain Power Property used: ☑ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: _____ Amps ☑ Don't Know
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____ ☐ YES ☑ NO ☐ DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☐ YES ☑ NO If "Yes," current provider:
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers:
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic
(k)	Is television service available at the Property? ☑ YES ☐ NO If "Yes", current provider: If "Yes," source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be ***included*** in the sale of the Property:

☑ Electric Garage Door Opener - Number of Transmitters 3 ☐ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? 4
☐ Whirlpool Bath ☑ Swimming Pool ☑ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☑ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer
☐ Intercom ☐ Ceiling Fans ☐ Woodstove ☐ Sump Pump ☐ Well Pump ☐ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☑ Wood/Gas/Pellet/Other Stove (describe): Gas fireplace
☐ OTHER:

List additional equipment and appliances, including any AC units, that will be ***excluded*** from the sale of the Property:

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☑ NO
If "yes", explain in detail:

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☐ Wood Frame ☑ Other (describe): Post and Beam

Age of Building(s): Main Bldg. 2024 Additions to Main Bldg. _____ Additional Building(s): (a)_____(b)_____

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☑ Yes ☐ No
If "Yes," please explain:
Constructed new house; renovated barns

If "yes," did you obtain all necessary permits and approvals for such work? ☑ Yes ☐ No ☐ Don't know

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors
☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls
☐ Other Structures/Components:
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☑ NO
If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☐ YES ☐ NO If "Yes," what are the problems and how often have they recurred?

ROOF: ☐ Shingle ☐ Slate ☑ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? 2 years
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☑ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☑ None ☐ Don't Know
Water Pipes are: ☑ Copper ☐ Galvanized ☐ Metal Lead ☑ PVC (Plastic) ☑ Combination ☐ Don't Know
Age of Water System: 2 year
If Drilled Well: Drilled by: Valley Artesian Tag #: _____ Depth: 425 feet
Gallons Per Minute (at time of driller's report): 2.5gpm Date of driller's report: 8/02/2022
What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 11/2023 By whom? Nelson Analytic Results: Passed
Has any other water quality or water chemistry testing been done? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:
Filtration system

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☑ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☑ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: 2023 Is the system entirely on your Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☑ NO If "Yes," when? _____
What was done? _____ By whom? _____

Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) 1,000 ☐ Don't Know
Date Septic Tank Last Inspected? new ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☑ NO
Date Septic Tank Last Pumped? never ☐ Don't Know By whom? Richard Sargent
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☑ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☑ NO If "Yes," describe in detail:

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☐ YES ☑ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☑ YES	☐ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☐ No	☐ YES	☑ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? _____	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail _____			
Further explaination of any of the above:				

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Purchaser's Initials ☐ ☐ ☐ ☐

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IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ **YES** ☑ **NO** ☐ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: David Francis Muller (dotloop verified 05/02/25 10:00 AM EDT Z0I6-SU7C-CSD6-VHR7) (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	

Estimated 2025 Operation and Maintenance Expenses					
		Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES					
	Propane	***CV Oil***	***(802) 746-8018***	***3238 gallons/yr***	$6,800.00
	Electric	***Green Mountain Power***	***(888) 835-4672***		$5,700.00
	Internet	***EC Fiber***	***(802) 323-4237***		$1,200.00
	Rubbish Removal	***Casella***	***888-485-1469***		$2,400.00
	Snow Removal	***Richard Sargent***			$3,000.00
	Mowing	***Bob Edgerton***	***603-558-2636***		$5,000.00
	Security	***Countryside Alarm***	***(802) 259-2213***		$300.00
TAXES					
	Current Property Taxes				$39,732.66
TOTAL					$64,132.66
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.					

PAYABLE TO:
MAIL TO:

Town of Woodstock

PO Box 488
Woodstock, VT 05091-0488
Tel: (802)-457-3456

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
08.04.02.	09/29/2026	FY2027

Nov 6, 2026 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 7, 2027 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 90.88 AC & DWL & BARNS:
Location: 635 SKYLAND LN

OWNER MULLER DAVID FRANCIS
PO BOX 627
412 SKYLAND LANE
WOODSTOCK VT 05091

SPAN # 786-250-10932 SCL CODE: 250
TOTAL PARCEL ACRES 90.88

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	2,561,000	2,561,000
EXEMPTION		
LAND USE	- 321,600	- 321,600
TOTAL TAXABLE VALUE	2,239,400	2,239,400
GRAND LIST VALUES	22,394.00	22,394.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4735	x22,394.00=	10,603.55
HIGHWAY	0.2164	x22,394.00=	4,846.06
LOCA AGREEMENT	0.0148	x22,394.00=	331.43
SPECIAL ARTICLES	0.0237	x22,394.00=	530.74
TOWN POLICE	0.0732	x22,394.00=	1,639.24
COUTY TAX	0.0087	x22,394.00=	194.83

TOTAL MUNICIPAL TAX 18,145.85
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1980	x22,394.00=	49,222.01

1.6430 (state rate) / 74.75% (CLA ÷ SA) = 2.1980

TOTAL EDUCATION TAX 49,222.01
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	11/06/2026
2	05/07/2027

TAX SUMMARY
Municipal + Education
TOTAL TAX 67,367.86
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2027

1ST PAYMENT DUE	
11/06/2026	
OWNER NAME	
MULLER DAVID FRANCIS	
PARCEL ID	
08.04.02.	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 6, 2026 and the May 7, 2027 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Town of Woodstock
TAX YEAR FY2027

2ND PAYMENT DUE	
05/07/2027	
OWNER NAME	
MULLER DAVID FRANCIS	
PARCEL ID	
08.04.02.	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 6, 2026 and the May 7, 2027 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Woodstock, VT - Property Database - Detail Result

Last Updated: August 02, 2024 | Official copies of data must be obtained at the Woodstock Town Office.

Powered by www.nemrc.com

Owner Information

Parcel	08.04.02
Owner	MULLER DAVID FRANCIS PO BOX 124 S WOODSTOCK, VT 05071
Location	635 SKYLAND LN
Sec/TWP/Range	
Descr	90.88 AC & DWL & BARNS:

Parcel Information

NBHD	9	**SPAN**	786-250-10932
Acres	90.88	**Status**	A - Active

Sales Information

Book	272	**Sale Date**	2020-03-02
Page	697-703	**Sale Price**	1,470,000

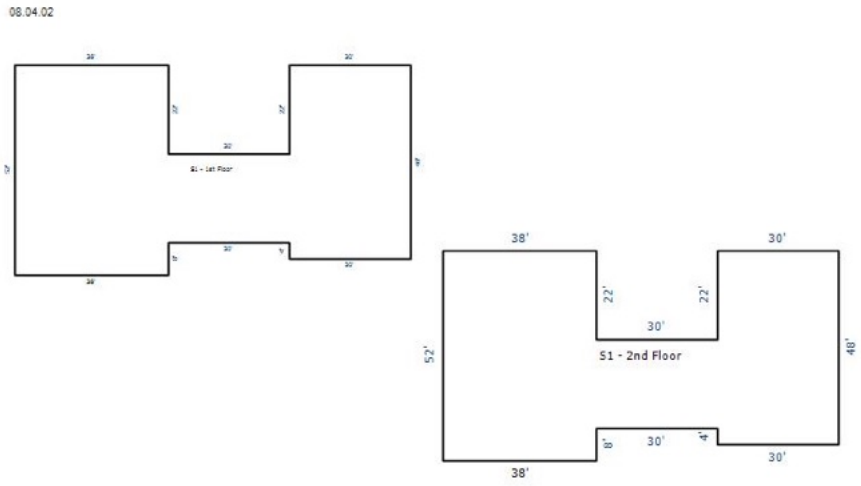
Parcel Value Information

Land Value	910,500	**Homestead**	1,697,100
Dwelling Value	514,500	**Housesite**	1,241,600
Site Imprvmnt	27,000		
Outbuildings	245,100		
Total	1,697,100		



BUILDING	**Total Rooms**	7	**Year Built**	2022	**Building SF**	3428.00	**Energy Adj**	Excellent	**Roughins**	1
	Bedrooms	2	**Effect Age**	50	**Quality**	5.00	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	15
	Full Baths	2	**Condition**	Excellent	**Style**	1.5 Fin	**Bsmt SF**	3400	**Fireplaces**	2
	Half Baths	1	**Phys Depr**	14	**Design**	Contemp	**Bsmt Fin**	1	**Porch**	
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	
			Econ Depr							
	Notes									
LAND	**Land**	1	**Area**	2.00	**Grade**	2.00	**Frontage**		**Depth**	
LAND	**Land**	5	**Area**	88.88	**Grade**	1.00	**Frontage**		**Depth**	

Sketch



Itemized Property Costs

From Table: MAIN Section 1 **TOWN OF WOODSTOCK 16** Record # 1518

Property ID: 08.04.02 **Span #:** 786-250-10932 **Last Inspected:** 10/08/2014 **Cost Update:** 11/24/2025

Owner(s): MULLER DAVID FRANCIS

Address: PO BOX 627
City/St/Zip: WOODSTOCK VT 05091
Location: 635 SKYLAND LN
Description: 90.88 AC & DWL & BARNS:
Tax Map #: 08.04.02.

Sale Price: 1,470,000 **Book:** 272 **Validity:** No Data
Sale Date: 03/02/2020 **Page:** 697-703
Bldg Type: Single **Quality:** 6.00 EXCELLENT
Style: 1.5 Fin **Frame:** Studded
Area: 5087 **Yr Built:** 2022 **Eff Age:** 3
 # Rms: 11 **# Bedrm:** 4 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	100.00		143.42	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		-4.20	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		14.40	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Excellent			2.66	
ADJUSTED BASE COST			5,087.00	156.28	795,009
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 17)			4.00	3,625.00	14,500
Roughins (beyond allowance of 1)				905.00	
Fireplaces	1.5 Fin / Single		2.00	9,862.50	19,725
Basement	Conc 8"		3,400.00	24.01	81,634
Basement Outside Entrance				4,000.00	4,000
Subtotal					914,868
Local multiplier		1.18			
Current multiplier		1.00			
REPLACEMENT COST NEW					1,079,544
Condition	Excellent	Percent			
Physical depreciation					
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					1,079,500

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.30	2.00		455,000
AC Other	88.88	1.30	1.00		455,500
Total	90.88				910,500

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		15,000
Ponds	y / y	Typical	Good		6,000
Ponds	y / y	Typical	Good		6,000
Landscape	y / y	Extensive	Excellent		9,000
Pool	y / y	--			50,000
Total					91,000

OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	
Stable	y / y	80	3888	25.70		99,900
Mat sheltr	y / y	80	2304	7.08		16,300
Arena	y / y	90	9216	10.28		94,700
Stable	y / y	80	2448	25.70		62,900
Barn, GP	y / y	80	3000	21.64		64,900
Hayloft	y / y	80	2520	9.83		24,800

Itemized Property Costs

From Table: MAIN Section 1

TOWN OF WOODSTOCK 16

Record # 1518

Property ID: 08.04.02 **Span #:** 786-250-10932 **Last Inspected:** 10/08/2014 **Cost Update:** 11/24/2025

Owner(s): MULLER DAVID FRANCIS

Address: PO BOX 627
City/St/Zip: WOODSTOCK VT 05091
Location: 635 SKYLAND LN
Description: 90.88 AC & DWL & BARNS:
Tax Map #: 08.04.02.

Sale Price: 1,470,000 **Book:** 272 **Validity:** No Data
Sale Date: 03/02/2020 **Page:** 697-703
Bldg Type: Single **Quality:** 6.00 EXCELLENT
Style: 1.5 Fin **Frame:** Studded
Area: 5087 **Yr Built:** 2022 **Eff Age:** 3
 # Rms: 11 **# Bedrm:** 4 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 4

Item		Description	Percent	Quantity	Unit Cost	Total
Stable	y / y	90	812	35.07		28,500
DGS 1.5S	y / y	100	1200	73.33		88,000
Total						480,000
TOTAL PROPERTY VALUE						2,561,000

NOTES

HOUSESITE VALUE : . 2,105,500
HOMESTEAD VALUE : . 2,561,000

dotloop signature verification: dtlp.us/H66z-83zq-ztFR

Vermont Mandatory Flood Disclosure

Date Prepared: 05/02/2025

Seller's Name(s): David Francis Muller

Property Address: Skyland Lane, Woodstock, VT 05091
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at https://msc.fema.gov/portal/home.

Descriptions of FEMA's flood hazard areas can be found at https://www.fema.gov/glossary/flood-zones.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	☐ Yes	☑ No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	☐ Yes	☑ No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	☐ Yes	☑ No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: David Francis Muller dotloop verified 05/02/25 10:00 AM EDT M8DN-HHTX-RRRZ-SVD8 (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°30'44"W 43°36'6"N



72°30'7"W 43°35'40"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2025 at 3:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

[redacted]

I / We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[ ] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date