

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:30 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L824213504	267-084-10018	BERUBE ROBERT JR Location: 2268 SCOTT HIGHWAY	FARQUHARSON LYNN	0.78	11/25/2020	90,900	94,400	103.85			
L85778432	267-084-10404	BESSETTE TERRY Location: 389 SCOTT HIGHWAY	KREIS DIANE	1.49	5/29/2020	242,500	213,900	88.21			
L519159808	267-084-10775	BMK LLC Location: 1177 SCOTT HIGHWAY	SMITH RONSON	0.76	1/20/2021	123,500	135,000	109.31			
L652992512	267-084-10212	LUCAS CONNOR Location: 39 PINE STREET	EASTMAN GENE	1.40	9/10/2019	80,000	97,800	122.25			
L1614413824	267-084-10672	MERCON OWEN Location: 1756 ANNIS ROAD	THOMAS PAUL	2.00	7/21/2020	62,000	70,700	114.03			
L1822097408	267-084-10599	OCAMPO JAMES Location: 544 LAKESIDE DRIVE	RUDD LIVING TRUST	0.21	12/21/2020	509,000	421,400	82.79			
L546197504	267-084-10408	ROZMANITH ANTHONY Location: 81 MILL STREET	RENFREW JOHN	1.98	9/29/2020	154,900	103,500	66.82			
Totals for R1 - Residential with less than 6 acres				8.62		1,262,800	1,136,700				

R1 - Residential with less than 6 acres

Category Sample **Valid**: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
7 Total Transactions	82.79 Low InterQuartile Value	79.38 Low 90% Value of Aggregate
180,400 Average Sales Price	114.03 High InterQuartile Value	100.65 High 90% Value of Aggregate
162,386 Average Listed Price	31.24 InterQuartile Range	90.01 Aggregate Ratio
98.18 Average Ratio		11.82% Sampling Error
103.85 Median Ratio	35.93 Value of Outlier Low Limit	0 Number of Low Outliers
66.82 Low Ratio	160.90 Value of Outlier High Limit	0 Number of High Outliers
122.25 High Ratio	- 10.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	207.76 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.83 COD		
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L757792768	267-084-10467	BERG FRED Location: 129 WEST GLAUCHESTER ROAD	KOWAL KRISTIAN	10.10	12/3/2020	320,000	268,500	83.91			
L572383232	267-084-10745	BRAMAN FRED Location: 250 GOODFELLOW ROAD	WELLMAN SYLVIA	11.20	8/23/2019	220,000	226,400	102.91			
L1822871552	267-084-10518	CURRAN TERRENCE Location: 218 SCOTT HIGHWAY	LYFORD MELVIN	42.00	1/4/2021	235,000	258,000	109.79			
L1792688128	267-084-10556	FIGURA JEREMY Location: 366 GOODFELLOW ROAD	PUFFER MATTHEW	12.11	10/21/2019	272,000	282,700	103.93			
L483930112	267-084-10084	FLEURIE FAMILY TRUST Location: 4579 SCOTT HIGHWAY	BRUECKNER DAWN	390.00	1/24/2020	265,000	337,700	127.43			
2096237120	267-084-10556	FRIEDMAN, DAVID W Location: 366 GOODFELLOW ROAD	FIGURA, JEREMY J	12.11	2/18/2022	550,000	282,700	51.40			
L232607744	267-084-10742	LEVINE JEREMY Location: 690 GREAT ROAD	CONNOLLY MICHAEL	13.80	11/21/2019	201,800	190,400	94.35			
L1981222912	267-084-10610	MCALLISTER DANIEL Location: 802 LEVI POND ROAD	PAGE KEITH	24.00	1/28/2020	50,000	77,100	154.20		O	O
701185088	267-084-10577	POTTER, PHOEBE M Location: 2182 POWDER SPRINGS ROAD	GIROUX, BRIAN R	13.40	11/10/2021	212,500	174,300	82.02			
L1014538240	267-084-10765	SIEGEL ELLIOT Location: 549 LITTLE ITALY ROAD	REID ROBERT	10.30	4/6/2020	165,000	134,700	81.64			
L1028165632	267-084-10558	THE HOME IS WHENEVER... Location: 294 LAKESIDE DRIVE	PUFFER NATHAN	14.40	8/28/2020	282,000	262,600	93.12			
L1677107200	267-084-10601	WEAVER ERIN Location: 6320 SCOTT HIGHWAY	SIMAKASKI MARK	38.00	10/21/2020	394,000	323,800	82.18			
Totals for R2 - Residential with 6 or more acres				591.42		3,167,300	2,818,900				

R2 - Residential with 6 or more acres

Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
12 Total Transactions	82.06	Low InterQuartile Value	75.04 Low 90% Value of Aggregate
263,942 Average Sales Price	108.32	High InterQuartile Value	102.96 High 90% Value of Aggregate
234,908 Average Listed Price	26.26	InterQuartile Range	89.00 Aggregate Ratio
97.24 Average Ratio			15.69% Sampling Error
93.74 Median Ratio	42.67	Value of Outlier Low Limit	0 Number of Low Outliers
51.40 Low Ratio	147.71	Value of Outlier High Limit	1 Number of High Outliers
154.20 High Ratio	3.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	187.11	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.41 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L401063936	267-084-10200	BRAMAN JR FRED Location: 1992 SCOTT HWY	BROOKS RICHARD	0.50	7/30/2020	69,000	71,700	103.91			
L1215705088	267-084-10454	REID ROBERT Location: 1350 SEYON POND RD	MCEACHERN TRUSTEE RO...	19.10	9/17/2019	95,000	102,900	108.32			
Totals for MHL - Mobile home landed				19.60		164,000	174,600				

MHL - Mobile home landed

Category Sample Invalid: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	103.91	Low InterQuartile Value	93.16	Low 90% Value of Aggregate
82,000 Average Sales Price	108.32	High InterQuartile Value	119.76	High 90% Value of Aggregate
87,300 Average Listed Price	4.40	InterQuartile Range	106.46	Aggregate Ratio
106.11 Average Ratio			12.49%	Sampling Error
106.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
103.91 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
108.32 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
2.07 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
159337024	267-084-10668	ALLARD LUMBER COMPAN... Location: GREEN'S ROAD	MIRIAM H. THOMAS EST...	90.00	2/8/2022	100,900	66,300	65.71			
1687800896	267-084-10101	BASTON, DANIEL Location: SOUTH BRANCH ROAD	ROSS, MELANIE	178.50	8/20/2021	95,000	194,000	204.21	O		
L1949925376	267-084-10286	GAINSBACK MLUCILLE Location: SOUTH COUNTY ROAD	DREHER DANIELLE	54.00	2/16/2021	93,000	94,800	101.94			
L938627072	267-084-10409	NOYES BRET Location: LAND ON RUFF HILL ROAD	LAFLAMME KIMBERLY	167.00	10/7/2020	155,000	229,600	148.13			
L281313280	267-084-10364	PAGE WILLIS Location: 0 MINARD HILL ROAD	JACOBSON VICKY	12.10	12/17/2020	30,000	35,800	119.33			
L1309630464	267-084-10403	PATCHEL BRANDON Location: GOODFELLOW ROAD	SCHMIDT DENNIS	52.88	9/25/2020	57,000	97,400	170.88			
Totals for W - Woodland				554.48		530,900	717,900				

W - Woodland

Category Sample Invalid: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
6 Total Transactions	92.88	Low InterQuartile Value	94.76	Low 90% Value of Aggregate
88,483 Average Sales Price	179.21	High InterQuartile Value	175.69	High 90% Value of Aggregate
119,650 Average Listed Price	86.33	InterQuartile Range	135.22	Aggregate Ratio
135.03 Average Ratio			29.93%	Sampling Error
133.73 Median Ratio	- 36.62	Value of Outlier Low Limit	0	Number of Low Outliers
65.71 Low Ratio	308.71	Value of Outlier High Limit	0	Number of High Outliers
204.21 High Ratio	- 166.12	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	438.21	Value of Extreme High Limit	0	Number of High Extremes/Influentials
29.44 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1692924992	267-084-10905	ABARE, SCOT D Location: WELTON ROAD	BOYCE, DAVID	9.53	12/15/2021	20,000	32,200	161.00			
92228160	267-084-10119	BUNDOCK, BRETT Location: 7599 SCOTT HWY	DUPREY, STEPHEN	81.00	2/15/2022	115,000	75,000	65.22			
1510372416	267-084-10262	FRED W. BERG AND MEG... Location: 00 GOODFELLOW ROAD	PAP REALTY LLC	135.00	6/15/2021	192,000	193,700	100.89			
L1493032960	267-084-10196	GEHLBACH HEIDI Location: 00 TWIN BROOKS ROAD	DRENTH DENNIS	7.08	3/24/2021	21,400	24,900	116.36			
598293568	267-084-10282	GILCHRIST, DONNA Location: GOODFELLOW ROAD	JUDITH V. GANDIN TRU...	12.00	11/18/2021	50,000	35,700	71.40			
L1922473984	267-084-10240	LOOMIS EMILY Location: 00A SCOTT HIGHWAY	THOMAS RAYMOND	28.40	10/25/2019	30,000	59,100	197.00	O		
L1222352896	267-084-10253	MARCHANT TODD Location: LAKESIDE DRIVE	FONTES PATRICIA	4.90	12/19/2019	41,000	41,000	100.00			
L1141932032	267-084-10050	PALLATTO JR FRANCIS Location: 00 MINARD HILL RD	THE BLANCHETTE GROTO...	10.83	3/17/2021	40,000	34,000	85.00			
Totals for M - Miscellaneous				288.74		509,400	495,600				

M - Miscellaneous

Category Sample *Invalid*: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
8 Total Transactions	74.80	Low InterQuartile Value	77.96	Low 90% Value of Aggregate
63,675 Average Sales Price	149.84	High InterQuartile Value	116.63	High 90% Value of Aggregate
61,950 Average Listed Price	75.04	InterQuartile Range	97.29	Aggregate Ratio
112.11 Average Ratio			19.88%	Sampling Error
100.44 Median Ratio	- 37.76	Value of Outlier Low Limit	0	Number of Low Outliers
65.22 Low Ratio	262.40	Value of Outlier High Limit	0	Number of High Outliers
197.00 High Ratio	- 150.32	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	374.96	Value of Extreme High Limit	0	Number of High Extremes/Influentials
31.56 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
25% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
699100224	267-084-10569	DARLING LIVING TRUST Location: 1052 BOULDER BEACH ROAD	REDMOND, FRED V	1.30	9/29/2021	305,000	256,500	84.10			
L2091851776	267-084-10246	DEROO PAUL Location: 524 SUNSET TRAIL	FARQUHARSON KIRK	0.29	9/26/2019	249,000	193,900	77.87			
475256896	267-084-10091	MARTIN, ADAM Location: 77 COON'S CORNER	BURRELL, KEVIN	1.10	4/15/2021	340,000	358,100	105.32			
Totals for O - Other				2.69		894,000	808,500				

O - Other

Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	77.87	Low InterQuartile Value	65.66	Low 90% Value of Aggregate
298,000 Average Sales Price	105.32	High InterQuartile Value	115.21	High 90% Value of Aggregate
269,500 Average Listed Price	27.45	InterQuartile Range	90.44	Aggregate Ratio
89.10 Average Ratio			27.39%	Sampling Error
84.10 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
77.87 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.32 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.88 COD				
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

Class - Residential (R2, MHU, MHL, S1, S2, R1, O)

Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
29 Total Transactions	82.49 Low InterQuartile Value		82.87 Low 90% Value of Aggregate
198,290 Average Sales Price	109.55 High InterQuartile Value		98.89 High 90% Value of Aggregate
180,214 Average Listed Price	27.06 InterQuartile Range		90.88 Aggregate Ratio
100.83 Average Ratio			8.81% Sampling Error
102.91 Median Ratio	41.89 Value of Outlier Low Limit	0 Number of Low Outliers	
51.40 Low Ratio	150.14 Value of Outlier High Limit	3 Number of High Outliers	
160.80 High Ratio	1.30 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	190.74 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.80 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Commercial/Industrial (C, CA, I)

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Farm/Vacant (W, M, F)

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
15 Total Transactions	85.00	Low InterQuartile Value	99.59 Low 90% Value of Aggregate
82,353 Average Sales Price	161.00	High InterQuartile Value	138.17 High 90% Value of Aggregate
97,900 Average Listed Price	76.00	InterQuartile Range	118.88 Aggregate Ratio
122.52 Average Ratio			16.23% Sampling Error
116.36 Median Ratio	- 29.00	Value of Outlier Low Limit	0 Number of Low Outliers
65.22 Low Ratio	275.00	Value of Outlier High Limit	0 Number of High Outliers
204.21 High Ratio	- 143.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	389.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.01 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
44 Total Transactions	83.07	Low InterQuartile Value	87.78 Low 90% Value of Aggregate
158,766 Average Sales Price	121.52	High InterQuartile Value	103.88 High 90% Value of Aggregate
152,152 Average Listed Price	38.45	InterQuartile Range	95.83 Aggregate Ratio
108.22 Average Ratio			8.40% Sampling Error
103.38 Median Ratio	25.39	Value of Outlier Low Limit	0 Number of Low Outliers
51.40 Low Ratio	179.20	Value of Outlier High Limit	2 Number of High Outliers
204.21 High Ratio	- 32.29	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	236.88	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.53 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		