

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 3:49 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L331522048	270-085-10172	EARNSHAW KENNETH Location: 1268 VT RT 102	MURIEL MARTIN TRUSTE...	0.50	6/13/2019	30,000	53,500	178.33	O	O	
790058048	270-085-10140	EMERY, NICHOLAS Location: 6777 VERMONT ROUTE 102	MCCABE, JONATHAN	0.95	4/23/2021	269,000	184,100	68.44			
L1820631040	270-085-10198	FOSS CHRISTOPHER Location: 379 VERMONT ROUTE 102	HANSON SCOTT	1.00	8/31/2020	255,000	187,700	73.61			
L1133838336	270-085-10325	NASON TYLER Location: 311 VERMONT ROUTE 102	JUDGE BONNIE	5.10	11/6/2020	240,000	157,900	65.79			
174234176	270-085-10274	SEELEY, HORST Location: 6087 VERMONT ROUTE 102	TAYLOR, MARY-ELLEN W	1.04	3/28/2022	250,000	152,700	61.08			
1706379840	270-085-10159	TIMONEY, JEFFREY A Location: 6757 ROUTE 102	CHARLES E. LANDRY AN...	1.15	12/9/2021	145,000	126,700	87.38			
Totals for R1 - Residential with less than 6 acres				9.74		1,189,000	862,600				

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	
6 Total Transactions	64.61	Low InterQuartile Value	63.46	Low 90% Value of Aggregate
198,167 Average Sales Price	110.12	High InterQuartile Value	81.64	High 90% Value of Aggregate
143,767 Average Listed Price	45.50	InterQuartile Range	72.55	Aggregate Ratio
89.11 Average Ratio			12.53%	Sampling Error
71.02 Median Ratio	- 3.64	Value of Outlier Low Limit	0	Number of Low Outliers
61.08 Low Ratio	178.37	Value of Outlier High Limit	0	Number of High Outliers
178.33 High Ratio	- 71.90	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	246.63	Value of Extreme High Limit	0	Number of High Extremes/Influentials
33.79 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
L722587648	270-085-10145	BALDASSARRE ANDREW Location: 3190 GRANBY ROAD	THE BRISSON REVOCABL...	197.00	9/17/2020	282,500	218,800	77.45			
L1108410368	270-085-10008	DAVIS SCOTT Location: 1101 LAMOTTE ROAD	ROOSEVELT ELIZABETH	17.50	10/9/2020	200,000	154,800	77.40			
481311808	270-085-10146	HYLANDER, JAMISON Location: 217 ROUTE 102	HUBBERT, KIMBALL M	50.11	11/19/2021	382,500	286,900	75.01			
L2026020864	270-085-10237	JAMESON KRISTEN Location: 663 FELLOW ROAD	RAINAULT GILBERT	10.00	9/16/2019	260,000	324,100	124.65			
L1223204864	270-085-10324	MCQUADE CHARLES Location: 3107 FELLOWS ROAD	PHILIP T CANTIN & LO...	31.30	10/22/2019	271,000	240,400	88.71			
1014193216	270-085-10291	NAJAFIFARD, FARDIS Location: 4593 VT ROUTE 102	ALAN S. TOPOLSKI LIV...	12.80	9/24/2021	307,500	170,700	55.51			
Totals for R2 - Residential with 6 or more acres				318.71		1,703,500	1,395,700				

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	
6 Total Transactions	70.13	Low InterQuartile Value	64.42	Low 90% Value of Aggregate
283,917 Average Sales Price	97.69	High InterQuartile Value	99.44	High 90% Value of Aggregate
232,617 Average Listed Price	27.56	InterQuartile Range	81.93	Aggregate Ratio
83.12 Average Ratio			21.37%	Sampling Error
77.43 Median Ratio	28.79	Value of Outlier Low Limit	0	Number of Low Outliers
55.51 Low Ratio	139.04	Value of Outlier High Limit	0	Number of High Outliers
124.65 High Ratio	- 12.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	180.38	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.84 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L595107840	270-085-10273	BROWN CAMERON Location: 6703 VERMONT ROUTE 102	PERREAULT CODY	2.70	7/20/2020	107,000	124,800	116.64			
L25497600	270-085-10125	MCCULLOCH SEAN Location: 43 COURTHOUSE DRIVE	ROTHLUEBBER SPENCER	0.94	2/5/2021	150,000	127,700	85.13			
596063296	270-085-10248	RICHARDS, WAYNE A Location: 5908 VERMONT ROUTE 102	BOUTHILLIER, KORY	2.30	6/4/2021	285,000	158,800	55.72			
Totals for S1 - Vacation home with less than 6 acres				5.94		542,000	411,300				

S1 - Vacation home with less than 6 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	
3 Total Transactions	55.72	Low InterQuartile Value	31.40	Low 90% Value of Aggregate
180,667 Average Sales Price	116.64	High InterQuartile Value	120.37	High 90% Value of Aggregate
137,100 Average Listed Price	60.92	InterQuartile Range	75.89	Aggregate Ratio
85.83 Average Ratio			58.61%	Sampling Error
85.13 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.72 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
116.64 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
23.85 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1276149760	270-085-10219	CHIRICHIELLO DOUGLAS Location: 7427 ROUTE 102	HORST RAE	159.10	1/29/2021	369,000	315,100	85.39			
L664997888	270-085-10131	KOCHUK JANEL Location: 6347 VERMONT ROUTE 102	BISSONNETTE CLEMENT	61.90	7/13/2020	187,600	234,100	124.79			
Totals for S2 - Seasonal home with 6 or more acres				221.00		556,600	549,200				

S2 - Seasonal home 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
2 Total Transactions	85.39	Low InterQuartile Value	(7.75) Low 90% Value of Aggregate
278,300 Average Sales Price	124.79	High InterQuartile Value	205.09 High 90% Value of Aggregate
274,600 Average Listed Price	39.39	InterQuartile Range	98.67 Aggregate Ratio
105.09 Average Ratio			107.85% Sampling Error
105.09 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
85.39 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
124.79 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.74 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
L582746112	270-085-10328	BRODEUR GEORGE Location: LOT 1 FELLOWS ROAD	WINTERS C FLORENCE	42.30	10/5/2020	42,000	66,000	157.14			
1381526080	270-085-10326	CHEESEMAN, MARIA D Location: 1010 FELLOWS RD	CONTOIS, TERESA	53.00	3/11/2022	94,000	76,800	81.70			
L906977280	270-085-10103	CRUM MICHAEL Location: NORTH SIDE OF FELLOWS ROAD	FELLOWS TRUST AGMT. ...	56.03	5/29/2020	53,044	78,600	148.18			
1024939072	270-085-10202	MACDONALD, NATHANIEL... Location: FELLOWS ROAD	SAVAGE, JASON	35.26	4/16/2021	70,000	56,500	80.71			
1670534208	270-085-10106	MCCABE, JONATHAN Location: ROUTE 102	KEESHIN LIVING TRUST	318.21	5/14/2021	199,000	157,300	79.05			
1762606144	270-085-10080	THE ROLLING DOG FARM Location: BOUCHER ROAD	COUCHON, DENISE E	170.54	11/24/2021	199,900	122,800	61.43			
L1453989888	270-085-10275	TROTTIER SCOTT Location: BOUCHER & FELLOWS ROAD	AMEY ROY E	97.70	12/11/2020	75,000	60,500	80.67			
Totals for W - Woodland				773.04		732,944	618,500				

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	
7 Total Transactions	79.05	Low InterQuartile Value	66.59	Low 90% Value of Aggregate
104,706 Average Sales Price	148.18	High InterQuartile Value	102.18	High 90% Value of Aggregate
88,357 Average Listed Price	69.13	InterQuartile Range	84.39	Aggregate Ratio
98.41 Average Ratio			21.08%	Sampling Error
80.71 Median Ratio	- 24.66	Value of Outlier Low Limit	0	Number of Low Outliers
61.43 Low Ratio	251.88	Value of Outlier High Limit	0	Number of High Outliers
157.14 High Ratio	- 128.36	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	355.58	Value of Extreme High Limit	0	Number of High Extremes/Influentials
29.36 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
17 Total Transactions	67.12	Low InterQuartile Value	72.12 Low 90% Value of Aggregate
234,771 Average Sales Price	102.67	High InterQuartile Value	89.18 High 90% Value of Aggregate
189,341 Average Listed Price	35.56	InterQuartile Range	80.65 Aggregate Ratio
88.30 Average Ratio			10.58% Sampling Error
77.45 Median Ratio	13.78	Value of Outlier Low Limit	0 Number of Low Outliers
55.51 Low Ratio	156.01	Value of Outlier High Limit	1 Number of High Outliers
178.33 High Ratio	- 39.56	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	209.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.23 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
7 Total Transactions	79.05	Low InterQuartile Value	66.27 Low 90% Value of Aggregate
104,706 Average Sales Price	148.18	High InterQuartile Value	102.50 High 90% Value of Aggregate
88,357 Average Listed Price	69.13	InterQuartile Range	84.39 Aggregate Ratio
98.41 Average Ratio			21.46% Sampling Error
80.71 Median Ratio	- 24.66	Value of Outlier Low Limit	0 Number of Low Outliers
61.43 Low Ratio	251.88	Value of Outlier High Limit	0 Number of High Outliers
157.14 High Ratio	- 128.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	355.58	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.36 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			

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
24 Total Transactions	69.73 Low InterQuartile Value		73.81 Low 90% Value of Aggregate
196,835 Average Sales Price	109.65 High InterQuartile Value		88.65 High 90% Value of Aggregate
159,888 Average Listed Price	39.92 InterQuartile Range		81.23 Aggregate Ratio
91.25 Average Ratio			9.13% Sampling Error
80.69 Median Ratio	9.85 Value of Outlier Low Limit	0 Number of Low Outliers	22.24% Weighted Standard Deviation
55.51 Low Ratio	169.54 Value of Outlier High Limit	1 Number of High Outliers	
178.33 High Ratio	- 50.04 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	229.42 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
27.24 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			