

Study created by Christie.Wright@vermont.gov on 10/17/2022 at 6:44 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
5827136	273-086-10649	ALEXANDER, MICHAEL Location: 2192 SWEET POND ROAD	HEEREMA, ROBERT	3.90	3/15/2022	200,000	147,330	73.67			
L229904384	273-086-10265	BALL ADAM Location: 71 GREAT BLUE HERON DRIVE	DOVE MATTHEW	2.40	1/15/2021	310,000	202,660	65.37			
L1071521792	273-086-10803	BLACK JASON Location: 3620 COOLIDGE HIGHWAY	PARKER CALEB	1.00	11/21/2019	185,000	152,160	82.25			
L323919872	273-086-10663	CHASAR LYNDA Location: 4107 BONNYVALE ROAD	SYMONS JANICE	3.40	3/9/2021	234,000	230,700	98.59			
L1027637248	273-086-10661	CROWLEY BRIAN Location: 401 SUGAR HOUSE HILL	MCCULLOUGH RICHARD	1.10	11/23/2020	240,000	163,480	68.12			
L124223488	273-086-05301	DAVID M. SPRAGUE TRU... Location: 3176 TATER LANE	PUTNAM MICHAEL	1.30	7/31/2020	275,000	188,750	68.64			
67441216	273-086-10858	DELTA GREEN RIVER, L... Location: 2435 STAGE ROAD	SEYMOUR, JOAN	1.00	2/1/2022	747,000	501,080	67.08			
L1367851008	273-086-10298	ESPOSITO NICHOLAS Location: 561 SUGAR HOUSE HILL ROAD	FENAROLI ALBERT	5.90	8/2/2019	230,000	180,480	78.47			
420284992	273-086-10856	FIDLER, LAURA V Location: 4035 COOLIDGE HIGHWAY	MEYER-WOOD, BENJAMIN...	0.90	2/7/2022	197,000	130,730	66.36			
L1265311744	273-086-10629	FREYENHAGEN JEFFREY Location: 202 GREEN RIVER ROAD	COZZA F/K/A HOWES BR...	1.30	11/6/2020	259,000	170,620	65.88			
1455361088	273-086-10860	FULLER, DAVID Location: 522 COOLIDGE HIGHWAY	SHAW, BEVERLY L	0.40	7/28/2021	250,000	165,740	66.30			
494423104	273-086-10547	GOUIN, KATHERINE P Location: 170 MARYNUK ROAD	PEU-DUVALLO, JACQUE...	4.40	9/1/2021	250,000	197,930	79.17			
373680704	273-086-10939	IRELAND, AMOS A Location: 104 GREAT BLUE HERON DRIVE	BEALES, JED T	2.30	3/30/2022	250,000	198,750	79.50			
L409886720	273-086-10146	JOHNSON KATELEE WILD... Location: 2380 CENTER ROAD	CANEDY COLLEEN	5.00	9/5/2019	179,000	144,400	80.67			
L2854912	273-086-10528	KAUFMANN MARY Location: 671 SUGAR HOUSE HILL ROAD	KENNEDY STEPHEN	2.10	6/28/2019	210,000	161,910	77.10			
1838103616	273-086-10660	KERLIN-SMITH, JESSE Location: 34 GILL DRIVE	PHOMNATH, KHAMPHAY P	2.00	12/3/2021	220,000	170,920	77.69			
L827998208	273-086-10109	KREWER GERARD Location: 402 BUTTERNUT HILL RD	MALMGREN KAREN	2.90	6/4/2019	80,000	95,880	119.85			O
669178944	273-086-10341	MACDOUGALL, BETHANY ... Location: 5422 COOLIDGE HIGHWAY	GAINES, JOEL	3.50	9/30/2021	357,400	178,390	49.91			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1791995904	273-086-10320	MALOUIN SHAWN Location: 142 SUNRISE DRIVE	HANNON KEVIN	3.50	7/8/2019	390,000	415,730	106.60			
1053989952	273-086-10922	MCKIE, JULIA K Location: 17 TINKER HILL RD	FORWARD, MARY L	1.10	10/19/2021	349,000	253,300	72.58			
194608192	273-086-10244	MURPHY, CURRIE Location: 679 WEATHERHEAD HOLLOW ROAD	DAVIS, RICHARD B	1.10	1/7/2022	223,000	136,320	61.13			
L1629933568	273-086-10447	NELSON JOSHUA Location: 120 FERN DRIVE	BUCKLEY CHRISTOPHER	3.00	10/6/2020	419,800	479,870	114.31			O
860347456	273-086-10418	OWEN, SANDRA Location: 212 STONY HILL RD	ATOMANUK, JAMES L	4.10	11/24/2021	364,000	286,100	78.60			
L1838997504	273-086-10582	POWERS SARAH Location: 2857 COOLIDGE HIGHWAY	LAROCK JUSTIN	2.85	10/16/2020	149,500	103,040	68.92			
L342499328	273-086-10281	STALDER JACOB Location: 937 WEATHERHEAD HOLLOW ROAD	EARLE MAYNARD J	1.70	8/14/2020	243,000	168,900	69.51			
1531436096	273-086-10200	STALLINGS, ANDREW M Location: 2377 STAGE ROAD	COLEMAN, PETER N	0.80	11/18/2021	295,000	185,610	62.92			
2037118016	273-086-11026	STROSNIDER, DAVID L Location: 3694 CREAMERY RD	WINTERLING, JANE S	1.50	8/2/2021	310,000	159,870	51.57			
L1896620032	273-086-10137	SULLIVAN BRANDON Location: 5536 COOLIDGE HWY	PENFORD JOHN	5.60	9/29/2020	245,000	182,490	74.49			
L1605451776	273-086-10237	TENACIOUS E LLC Location: 950 RIVER ROAD	CZERWINSKI JOHN	1.10	2/16/2021	168,000	109,270	65.04			
L1634844672	273-086-10790	TUTHILL RICHARD Location: 3266 GUILFORD CENTER ROAD	PARTRICK BONNIE	3.70	9/13/2019	175,000	164,810	94.18			
L440983552	273-086-10092	VALENTINE MATTHEW Location: 2574 SWEET POND ROAD	BONNEVILLE TRUSTEE A...	4.76	8/9/2019	145,000	184,740	127.41			O
L1922662400	273-086-11274	VANASSE RICHARD Location: STAGE ROAD	CUTTING STEVEN	5.00	11/15/2019	24,000	44,000	183.33	O	O	E
L942751744	273-086-10395	WALKER PAUL Location: 1352 STAGE ROAD	MARTHA LOUISE RABINO...	1.10	1/15/2021	175,000	139,450	79.69			
L437829632	273-086-11189	WRIGHT DANIAL Location: 974 GREEN RIVER ROAD	LOVERDE KEVIN	4.40	11/27/2019	183,600	179,220	97.61			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>90.11</b>		<b>8,532,300</b>	<b>6,574,630</b>				

**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
34 Total Transactions	66.34 Low InterQuartile Value		71.31 Low 90% Value of Aggregate
257,827 Average Sales Price	85.23 High InterQuartile Value		82.20 High 90% Value of Aggregate
197,898 Average Listed Price	18.89 InterQuartile Range		76.76 Aggregate Ratio
78.46 Average Ratio			7.09% Sampling Error
74.49 Median Ratio	38.01 Value of Outlier Low Limit	0 Number of Low Outliers	
49.91 Low Ratio	113.56 Value of Outlier High Limit	4 Number of High Outliers	
127.41 High Ratio	9.68 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	141.89 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
17.44 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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
L1680760832	273-086-10862	BELL CHARLES Location: 2210 EAST MOUNTAIN ROAD	SHERER GARY	79.20	9/20/2019	379,749	333,590	87.84			
L515424256	273-086-10769	BURESH JONATHAN Location: 6642 COOLIDGE HIGHWAY	SHELDON DANIEL	9.90	10/23/2020	175,000	155,310	88.75			
L608727040	273-086-10786	EASTMAN DAVID Location: 1054 WEATHERHEAD HOLLOW ROAD	LILLY TRUSTEE MIRIAM	11.10	5/24/2019	425,000	374,010	88.00			
261631040	273-086-10516	EISENKRAMER, JOEL P Location: 2940 WEATHERHEAD HOLLOW RD	JOHNSON, RENE M	18.10	8/31/2021	287,500	236,680	82.32			
2004835392	273-086-10136	FARR, JOSHUA J Location: 3535 SWEET POND ROAD	MATTERS, CRAIG E	54.80	10/5/2021	335,000	241,080	71.96			
L1237614592	273-086-10662	GETZ ZACHARY Location: 3277 GUILFORD CENTER ROAD	BUSHEY JR. FREDERICK	8.06	6/26/2020	95,000	143,840	151.41	O	O	O
L424206336	273-086-10560	HECK JAMES Location: 1043 LEE ROAD	RIGGS DODY	10.00	8/19/2019	220,000	207,580	94.35			
L1789861888	273-086-11029	JOYAL COREY Location: 204 WOCELL DRIVE	WOCELL MARGARET	6.10	12/6/2019	305,000	279,720	91.71			
123014208	273-086-10593	KAMHOLZ, BARBARA Location: 438 RIVER ROAD	HAMILTON, LISA R	15.94	7/13/2021	760,000	404,240	53.19			
308476992	273-086-10198	KAMINSKI, CHAD Location: 29 LAKERIDGE ROAD	NOBLE, PETER M	12.50	12/8/2021	715,000	374,910	52.43			
L569790464	273-086-10357	KIDD JAMES Location: 106 BUCK HILL DRIVE	GARRECHT DAVID	6.30	11/13/2020	281,500	214,640	76.25			
L1440714752	273-086-11049	KINLEY JOHN Location: 42 BRIGGS ROAD	ST. JUDE'S CHILDREN'...	6.30	2/14/2020	163,600	149,190	91.19			
L1732390912	273-086-10181	KLIGER BENJAMIN Location: 296 TINKER HILL ROAD	CIANFLONE RICHARD	40.40	10/11/2019	518,500	452,770	87.32			
L855941120	273-086-10680	MESHOULAM DAVID TRUS... Location: 225 SUNRISE DRIVE	FLICKINGER DAWN	13.00	7/9/2020	435,000	394,010	90.58			
L1120161792	273-086-10751	MINER BRIAN Location: 921 SLATE ROCK ROAD	PARKER DONALD	16.00	9/25/2020	476,000	476,670	100.14			
L1713819648	273-086-11092	MONTGOMERY TRUSTEE W... Location: 2129 WEATHERHEAD HOLLOW RD	BECKWITH SCOTT	12.40	8/14/2019	282,000	274,800	97.45			
L744493056	273-086-10613	MURPHY KRISTEN Location: 888 LAKERIDGE DRIVE	THIGPEN LANCE	10.10	3/29/2021	411,600	447,940	108.83			
L493932544	273-086-11063	NAPAVER TRUSTEE KEVI... Location: 2031 MELENDY HILL DR	LAX WILLIAM	65.00	10/15/2019	489,000	457,210	93.50			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L854196224	273-086-11021	PATNO KYLE Location: 3590 SWEET POND ROAD	HARTNETT KYLE	6.30	7/12/2019	258,000	258,010	100.00			
L720322560	273-086-10001	PENNINGTON RICHARD Location: 675 GUILFORD CENTER ROAD	FOSTER RORY	6.30	11/12/2019	295,000	332,800	112.81			
2092756032	273-086-11269	RENISON, BRENT Location: 75 WILD TURKEY ROAD	HOWARD, SCOTT D	30.61	9/17/2021	660,000	366,940	55.60			
L1543020544	273-086-10690	RYAN EILEEN Location: 57 INDIGO DRIVE	WARREN R. MONTGOMERY...	8.00	6/26/2020	249,000	281,240	112.95			
1345303616	273-086-10028	SMITH, PER D Location: 887 MELENDY HILL ROAD	MORSE, SHEILA	10.00	7/2/2021	959,000	643,240	67.07			
L766750720	273-086-10980	STEIN GREGORY Location: 481 CEMETERY HILL ROAD	WALKER RAY	57.20	12/16/2019	550,000	589,780	107.23			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>513.61</b>		<b>9,725,449</b>	<b>8,090,200</b>				

**R2 - Residential with 6 or more 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
24 Total Transactions	77.77 Low InterQuartile Value	74.96 Low 90% Value of Aggregate
405,227 Average Sales Price	100.11 High InterQuartile Value	91.41 High 90% Value of Aggregate
337,092 Average Listed Price	22.34 InterQuartile Range	83.19 Aggregate Ratio
90.12 Average Ratio		9.88% Sampling Error
90.88 Median Ratio	44.26 Value of Outlier Low Limit	0 Number of Low Outliers
52.43 Low Ratio	133.62 Value of Outlier High Limit	1 Number of High Outliers
151.41 High Ratio	10.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	167.12 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.52 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
8% 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
888087616	273-086-11170	CLEWS, IAN Location: 1728 COOLIDGE HIGHWAY	BALDWIIN, ALEC	59.50	5/14/2021	100,000	96,500	96.50			
L450920448	273-086-10693	MEYER DARREN Location: 1270 MELENDY HILL ROAD	MORRILL SR. THOMAS	29.20	2/19/2021	185,000	108,700	58.76			
<b>Totals for W - Woodland</b>				<b>88.70</b>		<b>285,000</b>	<b>205,200</b>				

**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
2 Total Transactions	58.76	Low InterQuartile Value	(33.94) Low 90% Value of Aggregate
142,500 Average Sales Price	96.50	High InterQuartile Value	177.94 High 90% Value of Aggregate
102,600 Average Listed Price	37.74	InterQuartile Range	72.00 Aggregate Ratio
77.63 Average Ratio			147.14% Sampling Error
77.63 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
58.76 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
96.50 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.31 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			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1913823232	273-086-10293	CONCANNON LUKE Location: 2393 SWEET POND ROAD	REFALO KEGAN	8.50	3/31/2021	85,000	52,250	61.47			
408583232	273-086-10566	LEIGHTON III, EARL S Location: 6680 COOLIDGE HIGHWAY	LAGERMAN, THOMAS E	6.90	12/10/2021	39,900	49,700	124.56			
L2122461184	273-086-11138	MARTIN JOSEPH Location: 1451 COOLIDGE HIGHWAY	KAISER KAREN	0.80	7/26/2019	20,000	26,700	133.50			
70235200	273-086-11050	MERULLO, RUSSELL Location: CLARK DRIVE	ZAHOS, COSTA E	24.10	7/2/2021	50,000	39,100	78.20			
L1456738304	273-086-10349	MOSAKOWSKI THOMAS Location: RIVER ROAD	GARDNER ALICE	14.40	5/1/2020	62,500	58,100	92.96			
L775553024	273-086-11113	NELSON JOSHUA Location: 125 FERN DRIVE	BUCKLEY KATHERINE	2.20	10/6/2020	30,200	33,850	112.09			
381619264	273-086-10929	PETERSON, STEVEN W Location: 340 BULLOCK DRIVE	BORICHEVSKY, JOHN F	10.80	7/29/2021	125,000	64,590	51.67			
L457809920	273-086-10293	REFALO KEGAN Location: 2301 SWEET POND ROAD	MARTYN ELLEN	8.50	7/23/2020	60,000	52,250	87.08			
<b>Totals for M - Miscellaneous</b>				<b>76.20</b>		<b>472,600</b>	<b>376,540</b>				

**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	65.65	Low InterQuartile Value	60.96	Low 90% Value of Aggregate
59,075 Average Sales Price	121.44	High InterQuartile Value	98.39	High 90% Value of Aggregate
47,068 Average Listed Price	55.79	InterQuartile Range	79.67	Aggregate Ratio
92.69 Average Ratio			23.50%	Sampling Error
90.02 Median Ratio	- 18.03	Value of Outlier Low Limit	0	Number of Low Outliers
51.67 Low Ratio	205.13	Value of Outlier High Limit	0	Number of High Outliers
133.50 High Ratio	- 101.72	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	288.81	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.64 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
59 Total Transactions	68.12 Low InterQuartile Value		75.60 Low 90% Value of Aggregate
309,928 Average Sales Price	97.61 High InterQuartile Value		85.26 High 90% Value of Aggregate
249,276 Average Listed Price	29.50 InterQuartile Range		80.43 Aggregate Ratio
86.22 Average Ratio			6.01% Sampling Error
79.69 Median Ratio	23.87 Value of Outlier Low Limit	0 Number of Low Outliers	
49.91 Low Ratio	141.86 Value of Outlier High Limit	3 Number of High Outliers	
183.33 High Ratio	- 20.38 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	186.11 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.93 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% 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	
<b>COD</b>			
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
10 Total Transactions	60.79 Low InterQuartile Value		62.44 Low 90% Value of Aggregate
75,760 Average Sales Price	115.20 High InterQuartile Value		91.13 High 90% Value of Aggregate
58,174 Average Listed Price	54.41 InterQuartile Range		76.79 Aggregate Ratio
89.68 Average Ratio			18.67% Sampling Error
90.02 Median Ratio	- 20.83 Value of Outlier Low Limit	0 Number of Low Outliers	
51.67 Low Ratio	196.82 Value of Outlier High Limit	0 Number of High Outliers	
133.50 High Ratio	- 102.45 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.17 PRD (Regression Index)	278.44 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
24.71 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
69 Total Transactions	67.60 Low InterQuartile Value		75.63 Low 90% Value of Aggregate
275,991 Average Sales Price	98.10 High InterQuartile Value		84.94 High 90% Value of Aggregate
221,580 Average Listed Price	30.50 InterQuartile Range		80.29 Aggregate Ratio
86.72 Average Ratio			5.79% Sampling Error
80.67 Median Ratio	21.84 Value of Outlier Low Limit	0 Number of Low Outliers	23.94% Weighted Standard Deviation
49.91 Low Ratio	143.86 Value of Outlier High Limit	3 Number of High Outliers	
183.33 High Ratio	- 23.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	189.61 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
23.61 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			