

Study created by Teri.Gildersleeve@vermont.gov on 12/9/2022 at 5:20 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1980044352	276-087-10099	AUTRY, RYAN S Location: 1896 COLLINS ROAD	FARRINGTON, HARRY	2.00	5/28/2021	225,000	228,600	101.60			
L94982144	276-087-10135	BIALEK MARISSA Location: 101 FOWLER ROAD	KIES ANTONIETTA	5.00	6/29/2020	169,000	155,100	91.78			
2060000320	276-087-10135	EICHTEN, JULIA M Location: 101 FOWLER ROAD	BIALEK, MARISSA K	5.00	9/10/2021	250,000	155,100	62.04			
1027418688	276-087-10631	FISHER, WILLIAM A Location: 53 WHEELER	THE HULTMAN TRUST	0.98	3/18/2022	170,000	109,700	64.53			
189793344	276-087-10489	GIFUN, FREDERICK V Location: 229 SHEARER HILL	LEVINE, WILLIAM M	4.00	4/15/2021	224,826	268,900	119.60			
L181567488	276-087-10569	HAMILTON KYLE Location: 1843 VT ROUTE 112	LIPPMANN TRUSTEE PAU...	3.30	2/7/2020	245,000	243,600	99.43			
L1810751488	276-087-10584	MARINI DAVID Location: 3581 VT ROUTE 112	MONROE BRIAN	2.00	9/6/2019	191,400	189,500	99.01			
232414272	276-087-10164	MCLAREN, SEAN Location: 1070 GREEN RIVER ROAD	HANSEN, TRUSTEE, ERI...	2.00	9/23/2021	276,000	177,000	64.13			
2048328256	276-087-10025	MINGHELLA, DOMINIC C Location: 1362 BRANCH ROAD	VERMONT RE DEVELOPME...	5.20	1/18/2022	310,000	218,000	70.32			
L843857920	276-087-10410	SCHNITTMAN MARK Location: 63 OLD GREEN RIVER ROAD	AFTON SCOTT	2.30	10/21/2020	160,000	128,700	80.44			
L1657589760	276-087-10031	SCHULTZ JORDAN Location: 2136 BRANCH ROAD	TAMBURRINO JOSEPH	2.00	8/14/2020	196,000	174,000	88.78			
L1755897856	276-087-10585	STEINER LILLY Location: 3671 VERMONT 112 ROUTE	SMITH RONALD	3.10	11/4/2020	199,000	200,000	100.50			
L321294336	276-087-10447	STROWE ROBERT Location: 48 PERRY RD	ROGERS SUSAN	4.80	9/25/2020	250,000	233,200	93.28			
1176823360	276-087-10381	TYNAN, JOHN F Location: 41 OLD COUNTY RD	ESTATE OF MARTHA E. ...	2.00	3/31/2022	236,000	162,700	68.94			
L1576493056	276-087-10163	UZDARWIN KELSEY Location: 1042 GREEN RIVER ROAD	FLYNN KEVIN	1.00	7/23/2020	233,000	182,800	78.45			
352169024	276-087-10614	VANDAL, JEREMY Location: 7267 VT ROUTE 112	MULLINS, JESSICA L	5.00	8/27/2021	185,000	203,400	109.95			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>49.68</b>		<b>3,520,226</b>	<b>3,030,300</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
16 Total Transactions	69.29	Low InterQuartile Value	78.47 Low 90% Value of Aggregate
220,014 Average Sales Price	100.23	High InterQuartile Value	93.69 High 90% Value of Aggregate
189,394 Average Listed Price	30.95	InterQuartile Range	86.08 Aggregate Ratio
87.05 Average Ratio			8.84% Sampling Error
90.28 Median Ratio	22.86	Value of Outlier Low Limit	0 Number of Low Outliers
62.04 Low Ratio	146.66	Value of Outlier High Limit	0 Number of High Outliers
119.60 High Ratio	- 23.56	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	193.08	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.44 COD			
4 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
342850624	276-087-10299	ACKERMAN, MICHAEL J Location: 7652 JACKSONVILLE STAGE ROAD	WRIGHT, JEFFREY	13.00	10/29/2021	280,000	248,200	88.64			
L886169600	276-087-10366	APPLEBEE TIMOTHY Location: 1410 MCMILLAN ROAD	NALESNIK DEAN	13.50	10/29/2020	130,000	130,500	100.38			
L1194999808	276-087-10409	BETINIS JASON Location: 1843 PENNEL HILL ROAD	CREAGH DIANE	10.00	2/28/2020	42,500	50,600	119.06			
L906919936	276-087-10556	BUTCHER JR. RICHARD Location: 808 TUCKER ROAD	BOFFOLI KATHRYN	10.40	11/1/2019	177,000	215,800	121.92			
1404709952	276-087-10220	CHRISTOFFERSON, KARE... Location: 1264 HANSON ROAD	BOURQUE, ROBERT F	22.30	8/5/2021	539,000	388,300	72.04			
1578951744	276-087-10161	COREY, KATELYNN A Location: 1021 GREEN RIVER ROAD	KINGSLEY, PATRICIA M	14.80	4/30/2021	150,000	182,800	121.87			
L1764646912	276-087-10151	COURNOYER JASON Location: 278 GREEN RIVER ROAD	MCDOWELL RYAN	15.93	8/20/2019	62,300	66,100	106.10			
L1038692352	276-087-10335	DAVIS JEREMY Location: 105 LEGATE LANE	TENNYSON JR. BRIAN	10.90	8/2/2019	187,000	186,800	99.89			
L481779712	276-087-10310	DELANEY ROYSTON Location: 9230 JACKSONVILLE STAGE ROAD	BROCKETT JOHN RANDEL...	22.80	8/2/2019	245,000	326,600	133.31			
L863801344	276-087-10354	ENGLERT CONSTANCE Location: 952 MCMILLAN ROAD	BROWN BASIL	10.40	10/1/2019	186,500	184,200	98.77			
893666368	276-087-10605	FINCHER, MATTHEW Location: 5983 VT RTE 112	THAYER, GEORGE C	11.30	4/22/2021	390,000	377,600	96.82			
L1523425280	276-087-10444	GOUDREAU RYAN Location: 1518 PENNEL HILL	CHASE DONALD	130.90	3/19/2021	489,000	490,900	100.39			
1040724544	276-087-10350	HUGHES, JR., THOMAS ... Location: 840 MCMILLAN ROAD	HATHAWAY, DARREN	16.70	1/31/2022	200,000	179,800	89.90			
L1094230016	276-087-10066	LEHNER CHRISTOPHER Location: 127 CANNON ROAD	DEBARBA TRUSTEE HERB...	18.72	10/21/2020	395,000	389,000	98.48			
445565504	276-087-10441	MALLINSON, GEORGE Location: 829 PENNEL HILL ROAD	ALLARD, ROBERT R	16.40	2/15/2022	310,000	228,000	73.55			
L365568000	276-087-10216	MCALLISTER PATRICK Location: 993 HANSON ROAD	MASTRO JAYE	15.10	8/26/2020	220,000	220,800	100.36			
1087683648	276-087-10124	MCCOURT, NICHOLAS P Location: 2456 DEER PARK ROAD	HOLLOWAY, WILLIAM H	10.10	10/8/2021	270,000	217,100	80.41			
L2090532864	276-087-10760	MOE KIEL Location: 3719 JACKSONVILLE STAGE ROAD	SMITH JARED	34.00	11/16/2020	148,000	138,700	93.72			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1851817984	276-087-10069	NEWELL LISA Location: 55 CLARK ROAD	KEITHLINE JAMES	8.30	1/14/2021	386,800	342,500	88.55			
L1304875008	276-087-10265	POTTER-EARLE MAX Location: 730 HUBBARD HILL ROAD	MATTEO THOMAS	8.00	5/28/2019	170,000	172,200	101.29			
46324288	276-087-10654	RODRIGUEZ, FRANCISCO... Location: 1355 WHITNEYVILLE	CAMPO, JOSEPH A	30.60	3/25/2022	385,000	257,400	66.86			
L1486004224	276-087-10476	SIMPSON MARY Location: 1355 REED HILL ROAD	DUNPHY ROBERTA	17.00	12/15/2020	115,000	123,400	107.30			
L226787328	276-087-10438	SOUCY JOEY Location: 555 PENNEL HILL ROAD	SITNICK PATRICIA	10.20	12/30/2019	40,000	45,900	114.75			
718615616	276-087-10413	SPOONER, CHRISTOPHER... Location: 164 OLD LANE	ALDRICH, MICHAEL	10.00	6/11/2021	349,000	275,400	78.91			
1484315712	276-087-10455	SUMMERS, ELIJAH Location: 171 PHILLIPS HILL	STEIDLE, FREDERIC A	10.40	9/16/2021	185,000	123,200	66.59			
L1312202752	276-087-10391	TONER SCOTT Location: 152 CODY LANE	LAFOGG PETER	32.04	1/31/2020	225,000	223,200	99.20			
L1865310208	276-087-10407	TRURAN ERIC Location: 5051 OLD COUNTY ROAD	COURNOYER PIERRE	33.00	8/9/2019	250,000	319,300	127.72			
1661496384	276-087-10583	VENTURE OUT BASECAMP... Location: 3542 VT ROUTE 112	ABBOTT, LINWOOD D	55.00	9/3/2021	1,454,500	684,800	47.08			O
L797868032	276-087-10299	WRIGHT JEFF Location: 7652 JACKSONVILLE STAGE ROAD	BICKLE MILTON	13.00	7/24/2019	225,000	248,200	110.31			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>624.79</b>		<b>8,206,600</b>	<b>7,037,300</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
29 Total Transactions	84.48 Low InterQuartile Value		73.32 Low 90% Value of Aggregate
282,986 Average Sales Price	108.81 High InterQuartile Value		98.19 High 90% Value of Aggregate
242,666 Average Listed Price	24.33 InterQuartile Range		85.75 Aggregate Ratio
96.70 Average Ratio			14.51% Sampling Error
99.20 Median Ratio	47.98 Value of Outlier Low Limit	1 Number of Low Outliers	
47.08 Low Ratio	145.30 Value of Outlier High Limit	0 Number of High Outliers	
133.31 High Ratio	11.49 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.13 PRD (Regression Index)	181.80 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.75 COD			
8 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
28% 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
L1403027456	276-087-10083	KRESHOLLEK THOMAS Location: 406 COLLINS ROAD	BERARD CURTIS	2.00	11/9/2020	130,000	117,200	90.15			
1460804672	276-087-10662	LEFEBVRE, DENNIS Location: 536 WOODARD HILL ROAD	ARRE, CHRISTOPHER T	11.50	9/10/2021	95,000	92,300	97.16			
L580648960	276-087-10023	MILES BRUCE Location: 962 BRANCH ROAD	GRISWOLD ARTHUR	0.80	11/14/2019	12,000	12,000	100.00			
<b>Totals for MHL - Mobile home landed</b>				<b>14.30</b>		<b>237,000</b>	<b>221,500</b>				

**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	
3 Total Transactions	90.15	Low InterQuartile Value	85.36	Low 90% Value of Aggregate
79,000 Average Sales Price	100.00	High InterQuartile Value	101.56	High 90% Value of Aggregate
73,833 Average Listed Price	9.85	InterQuartile Range	93.46	Aggregate Ratio
95.77 Average Ratio			8.67%	Sampling Error
97.16 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.15 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.38 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% 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
L1477033984	276-087-10719	BMFN LLC Location: 2980 DEER PARK ROAD	OSBORNE MELVIN	94.00	5/19/2020	190,000	156,300	82.26			
L1050468352	276-087-10080	CABAS FRANCISCO Location: 300 COLLINS ROAD	ANYAN JUDY	34.40	9/30/2020	89,000	87,900	98.76			
72558144	276-087-10038	ESSEX & HALIFAX LLC Location: 1600 BROOK ROAD	JOHN E. AND ROBIN T....	427.00	3/31/2022	640,000	417,000	65.16			
L678670336	276-087-10368	GILBERT JOHN Location: 1523 MCMILLAN ROAD	FLINN REBECCA	6.00	9/27/2019	22,000	29,700	135.00			
L1481965568	276-087-10634	MAGNI ERIC Location: 56 WHITNEYVILLE ROAD	MINOR TUCKER	2.50	5/4/2020	12,000	25,300	210.83	E		
274043968	276-087-10396	OSBORNE, MELVIN P Location: 1900 OLD COUNTY ROAD	WALKER, CEDRIC F	173.30	6/11/2021	275,000	203,100	73.85			
35443264	276-087-10645	SHIELDS, CHRISTOPHER Location: 491 WHITNEYVILLE ROAD	HAMILTON, KATRINA	15.00	1/19/2022	95,000	51,000	53.68			
<b>Totals for M - Miscellaneous</b>				<b>752.20</b>		<b>1,323,000</b>	<b>970,300</b>				

**M - Miscellaneous**

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	65.16	Low InterQuartile Value	63.20	Low 90% Value of Aggregate
189,000 Average Sales Price	135.00	High InterQuartile Value	83.48	High 90% Value of Aggregate
138,614 Average Listed Price	69.84	InterQuartile Range	73.34	Aggregate Ratio
102.79 Average Ratio			13.83%	Sampling Error
82.26 Median Ratio	- 39.61	Value of Outlier Low Limit	0	Number of Low Outliers
53.68 Low Ratio	239.77	Value of Outlier High Limit	0	Number of High Outliers
210.83 High Ratio	- 144.38	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.40 PRD (Regression Index)	344.53	Value of Extreme High Limit	0	Number of High Extremes/Influentials
43.75 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14%	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
48 Total Transactions	79.29	Low InterQuartile Value	77.37 Low 90% Value of Aggregate
249,246 Average Sales Price	101.52	High InterQuartile Value	94.64 High 90% Value of Aggregate
214,356 Average Listed Price	22.24	InterQuartile Range	86.00 Aggregate Ratio
93.42 Average Ratio			10.05% Sampling Error
97.82 Median Ratio	45.93	Value of Outlier Low Limit	0 Number of Low Outliers
47.08 Low Ratio	134.88	Value of Outlier High Limit	0 Number of High Outliers
133.31 High Ratio	12.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	168.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.87 COD			
13 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
27% 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 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
8 Total Transactions	67.33	Low InterQuartile Value	64.19 Low 90% Value of Aggregate
172,875 Average Sales Price	125.94	High InterQuartile Value	84.33 High 90% Value of Aggregate
128,375 Average Listed Price	58.61	InterQuartile Range	74.26 Aggregate Ratio
101.76 Average Ratio			13.56% Sampling Error
88.38 Median Ratio	- 20.58	Value of Outlier Low Limit	0 Number of Low Outliers
53.68 Low Ratio	213.86	Value of Outlier High Limit	0 Number of High Outliers
210.83 High Ratio	- 108.50	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.37 PRD (Regression Index)	301.77	Value of Extreme High Limit	0 Number of High Extremes/Influentials
37.36 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13% 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
56 Total Transactions	78.57 Low InterQuartile Value		76.93 Low 90% Value of Aggregate
242,451 Average Sales Price	101.52 High InterQuartile Value		92.41 High 90% Value of Aggregate
205,287 Average Listed Price	22.95 InterQuartile Range		84.67 Aggregate Ratio
92.50 Average Ratio			9.14% Sampling Error
96.82 Median Ratio	44.14 Value of Outlier Low Limit	0 Number of Low Outliers	35.86% Weighted Standard Deviation
47.08 Low Ratio	135.96 Value of Outlier High Limit	1 Number of High Outliers	
135.00 High Ratio	9.71 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	170.39 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
16.03 COD			
14 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			