

Study created by Christie.Wright@vermont.gov on 10/4/2022 at 7:03 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1368543232	297-094-10263	GLODGETT ADAM Location: 339 TWIN BRIDGE ROAD	LABARRON DANIEL	2.35	4/3/2019	156,000	129,800	83.21			
925975616	297-094-10173	GOCHIE, ALEX N Location: 130 TICE MILL ROAD	ESTATE OF KEVIN DOPP	3.00	4/30/2021	150,000	101,700	67.80			
371487808	297-094-10269	GRIFFIN, TANYA Location: 598 GORE ROAD	MAPLE, DANIEL R	2.50	7/15/2021	188,000	127,900	68.03			
564800576	297-094-10356	LAPUSZYNSKI, VICTOR ... Location: 2807 GORE ROAD	COLE, RHONDA M	3.50	8/24/2021	145,000	108,200	74.62			
L90296320	297-094-10414	MING BRENT Location: 156 HOLLAND POND ROAD	TANGUAY HOMES INC.	1.00	10/8/2019	164,500	121,400	73.80			
L382754816	297-094-10056	QUINN JOHN Location: 3118 VALLEY ROAD	CAMPBELL LOUISE	2.00	12/14/2020	107,500	84,500	78.60			
Totals for R1 - Residential with less than 6 acres				14.35		911,000	673,500				

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	67.97	Low InterQuartile Value	69.06	Low 90% Value of Aggregate
151,833 Average Sales Price	79.75	High InterQuartile Value	78.80	High 90% Value of Aggregate
112,250 Average Listed Price	11.78	InterQuartile Range	73.93	Aggregate Ratio
74.34 Average Ratio			6.59%	Sampling Error
74.21 Median Ratio	50.30	Value of Outlier Low Limit	0	Number of Low Outliers
67.80 Low Ratio	97.43	Value of Outlier High Limit	0	Number of High Outliers
83.21 High Ratio	32.63	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	115.10	Value of Extreme High Limit	0	Number of High Extremes/Influentials
6.02 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
L49291264	297-094-10006	AMIDON THAREN Location: 464 CROSS ROAD	HERB RAYMOND	43.41	1/15/2021	90,000	97,300	108.11			
L579022848	297-094-10264	BLANCHETTE DANY Location: 21 MAPLE HILL ROAD	DUVAL STEPHEN	10.12	7/1/2020	72,500	82,100	113.24			
L625233920	297-094-10292	BOONE GREGORY Location: 3152 GORE ROAD	MORRELL RAYMOND	32.70	7/27/2020	260,000	176,000	67.69			
L1595047936	297-094-10090	BRAUNESREITHER KARLA Location: 4130 TRUCOTT ROAD	CELLINI BETH	89.97	5/10/2019	137,700	168,700	122.51			
L418275328	297-094-10267	CHOQUETTE MARTIN Location: 647 LACKEY ROAD	MILLER MARK	10.20	8/6/2019	73,000	75,900	103.97			
L980500480	297-094-10558	DAVIS DEVON Location: 770 PAGE HILL ROAD	HALL TARA	27.00	3/5/2021	275,000	188,600	68.58			
875709504	297-094-10107	DUNN, CODY R Location: 2276 GORE ROAD	KRAN, ARIEL	10.20	4/9/2021	150,000	103,300	68.87			
1464541760	297-094-10595	EARLEY, KIM Location: 1136 HOLLAND POND ROAD	GILMAN HOUSING TRUST...	7.70	1/4/2022	300,000	160,700	53.57			
179479616	297-094-10012	FAVREAU, SEAN R Location: 1958 GORE ROAD	CHASE, JULIE	21.10	5/19/2021	174,900	106,400	60.83			
L2144247808	297-094-10076	GANGLER DONIVAN Location: 3614 BATES HILL ROAD	STARK CHRISTOPHER	30.05	3/4/2021	275,000	230,900	83.96			
L1492557824	297-094-10498	GAUDREAU SARAH Location: 204 TRUCOTT ROAD	HOUGHTON MATTHEW	10.20	9/11/2020	162,500	121,300	74.65			
L15343616	297-094-10057	GONYAW KENRIC Location: 1475 PAGE HILL ROAD	PATENAUDE RONALD	63.70	1/20/2021	160,000	180,200	112.63			
L1323827200	297-094-10255	HAYES DAVID Location: 1313 MEAD HILL ROAD	IOVINO RICHARD	41.85	12/1/2020	690,000	410,100	59.43			
L1648807936	297-094-10328	HOULIHAN JOSHUA Location: 218 TREE FARM ROAD	FOURNIER ERIK	20.90	4/18/2019	179,000	151,600	84.69			
L277331968	297-094-10447	JUDD ERIC Location: 58 STAGECOACH LANE	ROWLEE HAROLD	69.34	5/31/2019	300,000	242,700	80.90			
L557985792	297-094-10536	LACROIX DANY Location: 370 MAPLE HILL ROAD	MARQUIS ROBERT	10.00	12/5/2019	85,000	80,800	95.06			
161426496	297-094-10385	LADD, MATTHEW Location: 903 PAGE HILL ROAD	RANDALL, DEBORAH	54.22	9/10/2021	270,000	192,300	71.22			
L1611190272	297-094-10081	LEFEBVRE AARON Location: 1113 STEARNS BROOK ROAD	CLARK FRANCES	10.31	4/26/2019	189,000	123,300	65.24			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1553935424	297-094-10235	MCANALLY, KYLE Location: 278 LINE FARM ROAD	OFSURYK, LESLIE	10.29	8/30/2021	255,000	155,800	61.10			
L1416241152	297-094-10487	PAUL MATTHEW Location: 3026 GORE ROAD	MERRILL JACOB	10.00	1/15/2021	106,500	63,100	59.25			
L458448896	297-094-10196	PELLETIER YVON Location: 1052 GOODALL ROAD	BIDWELL BRIAN	6.00	8/28/2020	241,750	137,800	57.00			
1876915264	297-094-10508	PRESTON, JEREMIE Location: 725 TRUCOTT ROAD	ALIX, ZACHARY R	10.50	6/30/2021	200,000	102,600	51.30			
L363257856	297-094-10020	ROULEAU PAGE Location: 395 LYON ROAD	THRESHER HOLLIS	11.22	2/24/2021	125,000	140,300	112.24			
L1144905728	297-094-10244	RUDD BRIAN Location: 1757 STEARNS RBOOK ROAD	THE ESTATE OF KWANG-...	20.00	12/17/2020	134,000	124,600	92.99			
L120827904	297-094-10285	RUSSELL THOMAS Location: 1591 MEAD HILL ROAD	KAREN M. NADOW REVOC...	68.25	11/1/2019	322,000	284,300	88.29			
L1105862656	297-094-10238	SANVILLE ADAM Location: 1630 GOODALL ROAD	HAUVER ALBERT	18.10	1/22/2021	346,000	229,700	66.39			
L525180928	297-094-10332	SYKES III JOSEPH Location: 140 VALLEY ROAD	STEVENSON NANCY	10.16	3/15/2021	325,000	246,100	75.72			
L1378390016	297-094-10353	VERGE EDWARD Location: 1920 MEAD HILL ROAD	COREY CHRISTIE	22.80	11/2/2020	219,500	161,400	73.53			
Totals for R2 - Residential with 6 or more acres				750.29		6,118,350	4,537,900				

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
28 Total Transactions	62.13 Low InterQuartile Value		69.02 Low 90% Value of Aggregate
218,513 Average Sales Price	94.54 High InterQuartile Value		79.32 High 90% Value of Aggregate
162,068 Average Listed Price	32.41 InterQuartile Range		74.17 Aggregate Ratio
79.75 Average Ratio			6.94% Sampling Error
74.09 Median Ratio	13.52 Value of Outlier Low Limit	0 Number of Low Outliers	
51.30 Low Ratio	143.15 Value of Outlier High Limit	0 Number of High Outliers	
122.51 High Ratio	- 35.09 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	191.76 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.41 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1393467392	297-094-10506	492 NORTH SHORE ROAD... Location: 492 NORTH SHORE ROAD	AMICO ANTHONY	0.75	8/11/2020	327,000	191,700	58.62			
1369386048	297-094-10529	LEAVENS, GARY L Location: 448 NORTH SHORE ROAD	ESTATE OF JOANNE WAS...	1.00	9/1/2021	169,000	141,400	83.67			
L1746821120	297-094-10134	SANTORELLI ANTHONY Location: 830 SOUTH SHORE ROAD	EDSON PATRICIA	0.50	5/28/2020	168,000	142,300	84.70			
Totals for S1 - Vacation home with less than 6 acres				2.25		664,000	475,400				

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	58.62	Low InterQuartile Value	44.58	Low 90% Value of Aggregate
221,333 Average Sales Price	84.70	High InterQuartile Value	98.61	High 90% Value of Aggregate
158,467 Average Listed Price	26.08	InterQuartile Range	71.60	Aggregate Ratio
75.66 Average Ratio			37.72%	Sampling Error
83.67 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
58.62 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
84.70 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.39 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
171064384	297-094-10019	GREEN, MICHAEL Location: 302 MAPLE HILL ROAD	BRIGHAM, TIMOTHY	21.24	11/12/2021	40,000	36,800	92.00			
L2111705088	297-094-10251	HEALEY BRYAN Location: 0 VALLEY ROAD	NEIDUSKI GARY	65.00	7/12/2019	135,000	122,400	90.67			
760341568	297-094-10133	RIOUAL, CLAUDE Location: 1200 TWIN BRIDGE ROAD	DUNLAP, DAVID G	10.35	5/20/2021	97,000	54,000	55.67			
Totals for S2 - Seasonal home with 6 or more acres				96.59		272,000	213,200				

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	
3 Total Transactions	55.67	Low InterQuartile Value	42.17	Low 90% Value of Aggregate
90,667 Average Sales Price	92.00	High InterQuartile Value	114.59	High 90% Value of Aggregate
71,067 Average Listed Price	36.33	InterQuartile Range	78.38	Aggregate Ratio
79.45 Average Ratio			46.20%	Sampling Error
90.67 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.67 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
92.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.36 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L392138752	297-094-10051	GATTI MARK Location: 3922VALLEY ROAD	WALSH ROBERT	6.71	1/10/2020	36,000	34,600	96.11			
L770646016	297-094-10391	HALDANE ROSLYN Location: 0 SMITH ROAD	RIENDEAU RICHARD	43.80	10/9/2020	36,000	59,600	165.56	O		
L1037664256	297-094-10429	JLS FORESTRY LLC Location: 84.9 ACRES OPEN LAND TRUCOTT ROAD	PETERS RICHARD	84.90	3/5/2021	125,000	97,900	78.32			
L123219968	297-094-10587	LAMBERT JR. ALBERT Location: 2592 HOLLAND POND ROAD	BROWN MARGARET	12.20	1/31/2020	26,000	31,900	122.69			
Totals for M - Miscellaneous				147.61		223,000	224,000				

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	
4 Total Transactions	82.77	Low InterQuartile Value	56.61	Low 90% Value of Aggregate
55,750 Average Sales Price	154.84	High InterQuartile Value	144.28	High 90% Value of Aggregate
56,000 Average Listed Price	72.07	InterQuartile Range	100.45	Aggregate Ratio
115.67 Average Ratio			43.63%	Sampling Error
109.40 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
78.32 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
165.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.01 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
40 Total Transactions	65.53 Low InterQuartile Value		69.85 Low 90% Value of Aggregate
199,134 Average Sales Price	90.07 High InterQuartile Value		78.29 High 90% Value of Aggregate
147,500 Average Listed Price	24.55 InterQuartile Range		74.07 Aggregate Ratio
78.61 Average Ratio			5.70% Sampling Error
74.63 Median Ratio	28.70 Value of Outlier Low Limit	0 Number of Low Outliers	
51.30 Low Ratio	126.89 Value of Outlier High Limit	0 Number of High Outliers	
122.51 High Ratio	- 8.12 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	163.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.40 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
4 Total Transactions	82.77	Low InterQuartile Value	56.48 Low 90% Value of Aggregate
55,750 Average Sales Price	154.84	High InterQuartile Value	144.41 High 90% Value of Aggregate
56,000 Average Listed Price	72.07	InterQuartile Range	100.45 Aggregate Ratio
115.67 Average Ratio			43.76% Sampling Error
109.40 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
78.32 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
165.56 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.01 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
44 Total Transactions	66.71	Low InterQuartile Value	70.54 Low 90% Value of Aggregate
186,099 Average Sales Price	92.74	High InterQuartile Value	79.03 High 90% Value of Aggregate
139,182 Average Listed Price	26.03	InterQuartile Range	74.79 Aggregate Ratio
81.98 Average Ratio			5.67% Sampling Error
77.02 Median Ratio	27.68	Value of Outlier Low Limit	0 Number of Low Outliers
51.30 Low Ratio	131.78	Value of Outlier High Limit	1 Number of High Outliers
165.56 High Ratio	- 11.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	170.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.87 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			