

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 5:58 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1792450560	300-095-10403	BISHOP MARINO Location: 105 TWO PONDS ROAD	BLACK TRISHA	2.10	2/20/2020	180,000	180,000	100.00			
1613627968	300-095-10109	CALABRO, MICHAEL J Location: 349 LEDGEMERE POINT	GAUDET, ANGELIQUE	0.31	1/14/2022	620,000	327,000	52.74			
L1778200576	300-095-10328	CONGER JEREMY Location: 445 ROUTE 30	HOUGHTON CAROLYN	1.00	12/20/2019	178,350	161,200	90.38			
L477216768	300-095-10180	CONKLIN PETER Location: 46 BENT ROAD	HORTON BENHAIL	0.22	10/23/2019	135,000	143,600	106.37			
L1829867520	300-095-10103	DILLON SCOTT Location: 702 ROUTE 30 NORTH	BROWN (SR.) ROGER	1.50	2/26/2021	75,000	68,600	91.47			
L982130688	300-095-10110	FOSTER JUSTIN Location: 91 ROUTE 144	BURT CHRISTOPHER	3.66	6/26/2019	198,000	274,700	138.74			
530525248	300-095-10562	GOOD EARTH HOLDINGS,... Location: 3375 ROUTE 30	ROOT, PETER A	1.40	9/10/2021	90,000	104,700	116.33			
L1440604160	300-095-10451	HARTLEY JOSEPH Location: 97 GANSON HILL WEST	MINTHORN DEAN	2.30	1/27/2020	120,200	120,400	100.17			
L1735659520	300-095-10207	HOUCHENS PAUL Location: 280 WHITES POINT	ARNOLD BRYAN	0.11	3/31/2021	265,000	137,600	51.92			
L1108025344	300-095-10107	KIBBEY JASON Location: 76 WHITES POINT ROAD	HUETTNER MARY	0.21	4/1/2019	199,900	185,400	92.75			
L411701248	300-095-10430	KIRBY VICKI Location: 171 LEDGEMERE POINT ROAD	SCHILLAWSKI EDMUND	0.48	1/8/2021	230,000	147,500	64.13			
1049928256	300-095-10697	KUSSEL, RICHARD A Location: 531 LEDGEMERE POINT	FOSTER, JOHN A	0.35	1/21/2022	575,000	267,100	46.45			
L1442463744	300-095-10528	MICHALSKI JEFFREY Location: 335 COLUMBIA DRIVE	THE PRITCHARD FAMILY...	1.38	7/24/2020	315,000	285,000	90.48			
1829428288	300-095-10326	PINI, THOMAS L Location: 537 BIRCH ROAD	HOLLAND, ANNE A	0.45	10/15/2021	750,000	333,900	44.52			
178924608	300-095-10151	RYAN, MATTHEW E Location: 2585 MONUMENT HILL ROAD	ESTATE OF MARION C. ...	5.21	8/27/2021	256,400	194,500	75.86			
1472828480	300-095-10398	STEVENS, CASEY T Location: 4082 ROUTE 30	BESTE, JOEL A	0.37	6/21/2021	262,500	206,500	78.67			
2036838976	300-095-10132	VERMISIAN GROUP, LLC Location: 219 HORTONIA ROAD	DILLON, ROBERT J	0.68	2/23/2022	157,162	69,000	43.90			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>21.73</b>		<b>4,607,512</b>	<b>3,206,700</b>				

R1 - Residential 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
17 Total Transactions	52.33	Low InterQuartile Value	57.74 Low 90% Value of Aggregate
271,030 Average Sales Price	100.08	High InterQuartile Value	81.46 High 90% Value of Aggregate
188,629 Average Listed Price	47.75	InterQuartile Range	69.60 Aggregate Ratio
81.46 Average Ratio			17.04% Sampling Error
90.38 Median Ratio	- 19.29	Value of Outlier Low Limit	0 Number of Low Outliers
43.90 Low Ratio	171.71	Value of Outlier High Limit	0 Number of High Outliers
138.74 High Ratio	- 90.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	243.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.61 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
12%	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
L393068544	300-095-10787	BRAVO MATTHEW Location: 362 CAMP ROAD	SPANOS EMILY	10.25	12/9/2020	340,000	184,000	54.12			
L1456480256	300-095-10126	BURGESS WHITNEY Location: 485 MONUMENT HILL ROAD	CARY SUSAN	10.20	9/30/2019	150,000	156,400	104.27			
405895232	300-095-10167	CASSIDY, DAVID T Location: 920 ROUTE 30	COURCELLE, JENNIFER	13.30	4/20/2021	209,000	141,600	67.75			
L1751126016	300-095-10546	FREEMAN VALERIE Location: 665 BOB'S ROAD	RENZ RONALD	77.94	3/29/2021	165,000	188,100	114.00			
L380305408	300-095-10793	LITTLE CAITLYN Location: 408 HINKLEY ROAD	ROBERTS JASMINE	10.00	10/26/2020	175,000	125,900	71.94			
432436288	300-095-10789	MAIELLO, ANN MARIE Location: 2493 VT ROUTE 30	HARDT, JOSHUA I	6.17	6/30/2021	223,300	190,500	85.31			
L1785888768	300-095-10169	ODELL NATHAN Location: 6865 MONUMENT HILL ROAD	BASS TIMOTHY	40.20	8/24/2020	339,000	303,300	89.47			
L1349951488	300-095-10639	SEARLS KIRK Location: 1235 HOWLAND ROAD	PELL CONSTANCE	10.70	12/3/2020	370,000	284,900	77.00			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>178.76</b>		<b>1,971,300</b>	<b>1,574,700</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	
8 Total Transactions	68.80	Low InterQuartile Value	67.94	Low 90% Value of Aggregate
246,413 Average Sales Price	100.57	High InterQuartile Value	91.82	High 90% Value of Aggregate
196,838 Average Listed Price	31.77	InterQuartile Range	79.88	Aggregate Ratio
82.98 Average Ratio			14.95%	Sampling Error
81.16 Median Ratio	21.15	Value of Outlier Low Limit	0	Number of Low Outliers
54.12 Low Ratio	148.22	Value of Outlier High Limit	0	Number of High Outliers
114.00 High Ratio	- 26.51	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	195.87	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.83 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
747717696	300-095-10396	GUEVIN, GERALD F Location: 85 WOODS ROAD	WEINBERG, ROBERT W	15.44	5/7/2021	159,000	63,600	40.00			
L2015887360	300-095-10032	HUMISTON MARK Location: 3831 MONUMENT HILL ROAD	ATWOOD JOYCE	12.90	10/9/2019	80,500	80,500	100.00			
<b>Totals for MHL - Mobile home landed</b>				<b>28.34</b>		<b>239,500</b>	<b>144,100</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
2 Total Transactions	40.00	Low InterQuartile Value	(103.53) Low 90% Value of Aggregate
119,750 Average Sales Price	100.00	High InterQuartile Value	223.86 High 90% Value of Aggregate
72,050 Average Listed Price	60.00	InterQuartile Range	60.17 Aggregate Ratio
70.00 Average Ratio			272.05% Sampling Error
70.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
40.00 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
1.16 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
42.86 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50% 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
462027840	300-095-10011	ALLES, JEFFREY Location: 380 COLUMBIA DR	ESTATE OF PAUL AHREN...	0.63	12/13/2021	170,000	190,600	112.12			
L194138112	300-095-10698	BARRETT BRIAN Location: 299 COLUMBIA DRIVE	TARSA DAVID	0.54	7/24/2019	250,000	221,700	88.68			
1318363712	300-095-10147	BLOOMER, MATTHEW A Location: 260 WHITES POINT	BRANCH, RAYMOND A	0.14	1/21/2022	230,000	139,200	60.52			
430922816	300-095-10171	BRANCH, RAYMOND A Location: 143 ROUTE 144	GREEMORE, DAVID L	0.27	11/1/2021	350,000	238,700	68.20			
1482632256	300-095-10374	BUSHEY JR, THOMAS H Location: 264 CRANE LANE	SUTOR, SCOTT	0.58	9/1/2021	240,000	157,500	65.63			
1837716544	300-095-10676	DALIA HOLDINGS, LLC Location: 42 WITS END ROAD	HALL, MICHAEL J	0.36	6/11/2021	160,000	79,900	49.94			
L746815488	300-095-10654	GAGNON MARK Location: 152 CRANE LANE	VALINE PETER	1.60	7/16/2020	305,000	184,000	60.33			
L806199296	300-095-10279	HEFELE PETER Location: 30 BENT ROAD	THE JOHN P. SR. AND ...	0.19	6/6/2019	75,000	85,000	113.33			
L1304461312	300-095-10492	KITCHEN ENCOUNTERS I... Location: 266 CRANE LANE	ZEITLER WILLIAM	0.63	6/30/2020	278,450	249,800	89.71			
L28254208	300-095-10239	LICATA CHARLES Location: 448 BIRCH ROAD	DOHERTY JOHN	0.14	7/1/2019	145,000	146,700	101.17			
L177053696	300-095-10271	MAGUIRE JOSEPH Location: 346 LEDGEMERE POINT	OUELLETTE RICK	0.35	12/9/2020	137,250	116,200	84.66			
L753479680	300-095-10089	NANCY B. HAMEL TRUST... Location: 298 DUBOFF LANE	BREITKOPF LYLE	0.70	10/18/2019	215,000	222,800	103.63			
L1565859840	300-095-10550	PALMER DANIEL Location: 223 LEDGEMERE POINT	RIECKER JANICE	0.37	8/3/2020	360,000	253,500	70.42			
L930660352	300-095-10584	PAQUETTE CHRISTOPHER... Location: 1587 ROUTE 30	SEQUINO JR. FRANK	0.79	10/16/2020	158,000	122,200	77.34			
L726278144	300-095-10077	STECKLER LISA Location: 58 TYMINSKI LANE	RAGUSA MICHAEL	0.26	7/8/2020	192,500	146,300	76.00			
L374231040	300-095-10374	SUTOR SCOTT Location: 264 CRANE LANE	THE KOCH LIVING TRUS...	0.58	9/18/2020	259,000	157,500	60.81			
L1491697664	300-095-10748	SVAGR JOHN Location: 438 LEDGEMERE POINT	UNGRO WILLIAM	0.35	4/18/2019	216,000	232,900	107.82			
L543113216	300-095-10733	TAYLOR PAUL Location: 213 LEDGEMERE POINT ROAD	CHAPMAN DANA	0.35	9/28/2020	351,500	287,900	81.91			



**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1632784384	300-095-10720	CARLSON SCOTT Location: 240 DESNA LANE	SHIRES JAMES	13.78	4/22/2019	190,000	164,200	86.42			
L613261312	300-095-10668	CHAPMAN CHRISTOPHER Location: 1014 MONUMENT HILL ROAD	VIGGIANO III RALPH	81.50	8/31/2020	85,000	98,500	115.88			
L274169856	300-095-10775	FALK SHERRY Location: 3115 MONUMENT HILL ROAD	CRATE SHANE	10.00	11/9/2020	45,000	54,800	121.78			
1390101568	300-095-10033	LAWRENCE, ROBERT Location: 1397 ROUTE 30 NORTH	MCGRATH, SUSAN	14.80	5/17/2021	499,900	339,900	67.99			
L1083023360	300-095-10411	REED JOHN PAUL Location: 173 OLD TI ROAD	MACMULLEN JAMES	10.06	5/17/2019	140,000	156,800	112.00			
L1846558720	300-095-10289	REINKE JASON Location: 924 FROG HOLLOW ROAD	GROSS GREGORY	97.50	3/24/2020	375,000	427,700	114.05			
650632256	300-095-10449	SZKILADZ, ANDREW Location: 84 MILLER LANE	MILLER, RICHARD	34.35	11/19/2021	420,000	229,600	54.67			
L970469376	300-095-10183	WOOSTER LOREN Location: WOODS ROAD	DANIELSON-CAUL MARYA...	10.10	8/4/2020	39,500	50,100	126.84			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>272.09</b>		<b>1,794,400</b>	<b>1,521,600</b>				

**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	
8 Total Transactions	72.60	Low InterQuartile Value	64.34	Low 90% Value of Aggregate
224,300 Average Sales Price	120.30	High InterQuartile Value	105.26	High 90% Value of Aggregate
190,200 Average Listed Price	47.70	InterQuartile Range	84.80	Aggregate Ratio
99.95 Average Ratio			24.13%	Sampling Error
113.03 Median Ratio	1.05	Value of Outlier Low Limit	0	Number of Low Outliers
54.67 Low Ratio	191.86	Value of Outlier High Limit	0	Number of High Outliers
126.84 High Ratio	- 70.51	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	263.41	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.41 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				







**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
296778816	300-095-10185	BROWN, GINA L Location: 1 ROACH POND ROAD	DAVIDSON, WILLIAM A	2.60	11/12/2021	17,000	32,000	188.24	O		
2124233792	300-095-10004	COMMUNITY LD LLC Location: LAND - PARCEL ID 07/002.2	ADAMCIK, MARYANNE	20.00	10/20/2021	51,000	44,400	87.06			
522451008	300-095-10773	DAMM, EDWARD F Location: LOT 4 OFF CAMP ROAD	DAVIS, PAMELA	21.05	4/16/2021	75,000	112,000	149.33			
1370446912	300-095-10004	JAMES P. ETTORI TRUS... Location: LAKE BOMOSEEN LOT	COMMUNITY LD, LLC	20.00	10/27/2021	70,000	44,400	63.43			
L2007556096	300-095-10487	MALS IRREVOCABLE TRU... Location: HORTONIA ROAD	OROZCO CARITIA	10.20	7/23/2020	10,000	21,900	219.00	O		
L762175488	300-095-10580	WOODWARD OLIVE Location: 270 HOWLAND ROAD	DORAN THOMAS	11.40	10/30/2019	54,000	54,900	101.67			
<b>Totals for M - Miscellaneous</b>				<b>85.25</b>		<b>277,000</b>	<b>309,600</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	
6 Total Transactions	81.15	Low InterQuartile Value	74.43	Low 90% Value of Aggregate
46,167 Average Sales Price	195.93	High InterQuartile Value	149.11	High 90% Value of Aggregate
51,600 Average Listed Price	114.78	InterQuartile Range	111.77	Aggregate Ratio
134.79 Average Ratio			33.41%	Sampling Error
125.50 Median Ratio	- 91.01	Value of Outlier Low Limit	0	Number of Low Outliers
63.43 Low Ratio	368.09	Value of Outlier High Limit	0	Number of High Outliers
219.00 High Ratio	- 263.17	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.21 PRD (Regression Index)	540.25	Value of Extreme High Limit	0	Number of High Extremes/Influentials
40.43 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			

**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
54 Total Transactions	65.25	Low InterQuartile Value	70.42 Low 90% Value of Aggregate
236,906 Average Sales Price	103.79	High InterQuartile Value	82.20 High 90% Value of Aggregate
180,785 Average Listed Price	38.54	InterQuartile Range	76.31 Aggregate Ratio
84.36 Average Ratio			7.72% Sampling Error
85.87 Median Ratio	7.45	Value of Outlier Low Limit	0 Number of Low Outliers
40.00 Low Ratio	161.59	Value of Outlier High Limit	0 Number of High Outliers
138.74 High Ratio	- 50.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	219.40	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.50 COD			
4	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		

**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
1 Total Transactions	123.04	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
125,000 Average Sales Price	123.04	High InterQuartile Value	0.00 High 90% Value of Aggregate
153,800 Average Listed Price	0.00	InterQuartile Range	123.04 Aggregate Ratio
123.04 Average Ratio			Sampling Error
123.04 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
123.04 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
123.04 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
0.00 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 - 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	87.06	Low InterQuartile Value	82.31 Low 90% Value of Aggregate
43,571 Average Sales Price	188.24	High InterQuartile Value	152.97 High 90% Value of Aggregate
51,257 Average Listed Price	101.18	InterQuartile Range	117.64 Aggregate Ratio
140.63 Average Ratio			30.03% Sampling Error
149.33 Median Ratio	- 64.71	Value of Outlier Low Limit	0 Number of Low Outliers
63.43 Low Ratio	340.00	Value of Outlier High Limit	0 Number of High Outliers
219.00 High Ratio	- 216.47	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	491.76	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.64 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			

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
62 Total Transactions	67.22 Low InterQuartile Value		71.80 Low 90% Value of Aggregate
213,273 Average Sales Price	108.87 High InterQuartile Value		83.61 High 90% Value of Aggregate
165,726 Average Listed Price	41.65 InterQuartile Range		77.71 Aggregate Ratio
91.34 Average Ratio			7.59% Sampling Error
89.07 Median Ratio	4.75 Value of Outlier Low Limit	0 Number of Low Outliers	29.15% Weighted Standard Deviation
40.00 Low Ratio	171.34 Value of Outlier High Limit	3 Number of High Outliers	
219.00 High Ratio	- 57.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.18 PRD (Regression Index)	233.81 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
28.00 COD			
5 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			