

Study created by Christie.Wright@vermont.gov on 11/2/2022 at 5:30 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1539280896	303-096-10516	CARR IAIN Location: 86 BRIDGE STREET	LAWRENCE ISAAC	0.30	1/12/2021	295,000	178,100	60.37			
L1868898304	303-096-10974	CHICOINE RACHAEL Location: 333 TAFT ROAD	PALIN PROPERTIES LLC	5.40	7/10/2020	68,900	70,500	102.32			
L999628800	303-096-10003	COVEN LISA Location: 51 MEADOW VIEW DRIVE	LANE KRISTOPHER	1.00	12/2/2020	211,000	170,100	80.62			
767304256	303-096-10244	DICKERSON, ANGUS P Location: 1201 EAST STREET	DYCHTON, JULIUS F	1.80	1/10/2022	253,000	192,700	76.17			
L1001631744	303-096-10907	DIETRICH CHRISTINA Location: 292 LINCOLN HILL ROAD	MARTINI DAVID	5.20	11/18/2019	435,000	407,200	93.61			
L1203830784	303-096-10168	DUBRA ALEX Location: 181 HUNTINGTON ACRES	HAMMOND ERIK	1.00	12/6/2019	352,500	268,700	76.23			
L104382464	303-096-10401	FISHER JOSHUA Location: 3890 MAIN ROAD	HODGE ROBERT	3.40	8/27/2020	310,000	262,100	84.55			
1891957824	303-096-10703	FORBES, LUKE Location: 129 ROSS HILL	NELSON, JONATHAN	2.71	12/2/2021	390,000	257,600	66.05			
813466176	303-096-10937	FRENCH, PETER Location: 54 AGNES DRIVE	WAGNER, JOSEPH S	1.10	11/19/2021	415,000	256,700	61.86			
L910041088	303-096-10303	GENDRON BOB Location: 1345 MAYO ROAD	ZACHARY S. MINOT TRU...	5.30	5/30/2019	480,000	388,700	80.98			
L624386048	303-096-10558	GIANFAGNA ALI Location: 130 HUNTINGTON WOODS	WAGNER ANDREW	0.92	7/30/2019	244,000	211,700	86.76			
L907542528	303-096-10266	GILBERT MATTHEW Location: 905 MAIN ROAD	NEMES CHRISTOPHER	1.00	5/6/2020	318,400	243,800	76.57			
L1765515264	303-096-10430	GROTEN RAPHAEL Location: 30 LINCOLN HILL ROAD	COHEN ZACHARY	2.00	8/10/2020	200,000	137,200	68.60			
L1843617792	303-096-10616	HAMIDZADEH FARID Location: 663 CARSE ROAD	MEFFERT DAVID	5.10	6/21/2019	402,500	312,700	77.69			
L222248960	303-096-10268	HEDENBERG HUNTER Location: 5000 MAIN ROAD	FAY SIDNEY	0.35	10/30/2020	140,000	188,700	134.79	O	E	O
L929501184	303-096-10353	HERMAN JACOB Location: 142 TAFT ROAD	HANSON GAIL	2.20	7/5/2019	405,000	350,000	86.42			
589397056	303-096-10207	JOHNSON, RYAN Location: 3350 MAIN ROAD	CRISPIN, DALE C	0.60	10/7/2021	308,000	212,700	69.06			
L1375682560	303-096-10302	KIRKWOOD STEPHEN Location: 109 HIGHLAND DRVIE	GENEST ERIK	1.57	3/18/2021	387,000	297,100	76.77			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1949716480	303-096-10520	KOSKINEN CHARLES Location: 3275 CAMELS HUMP ROAD	IZENOUR TESSA	5.00	4/10/2019	346,500	306,400	88.43			
1687825472	303-096-10031	KRISTEN STURM OLSEN,... Location: 163 WEAVER ROAD	LESKO, DIANA M	1.00	8/17/2021	425,000	280,300	65.95			
L1835851776	303-096-10929	LAW PAULINE Location: 144 ROSS HILL	MILLER SETH	5.70	8/5/2019	575,000	562,200	97.77			
1713347648	303-096-10715	LEACH, HAYDEN Location: 904 WEAVER ROAD	LINDARS, JAMES	1.00	9/13/2021	340,000	229,100	67.38			
L2022592512	303-096-10609	LEAHY JAMES Location: 1150 HINESBURG HOLLOW ROAD	MANIKIAN MILES	2.00	10/22/2020	343,000	226,100	65.92			
771898432	303-096-10241	LOCICERO, ROBERT Location: 300 BRIDGE STREET	CHAPLIN, JESSE	0.35	11/3/2021	290,000	186,900	64.45			
L934416384	303-096-10377	MADDEN SAMANTHA Location: 410 TAFT ROAD	HAYNES LISA	1.10	10/28/2019	198,000	159,700	80.66			
L352354304	303-096-10139	MEIRELES GUILHERME Location: 97 HUNTINGTON ACRES	CENTERBAR JAY	1.50	12/23/2020	340,000	244,300	71.85			
L501092352	303-096-10140	MILLER JOEY Location: 260 WEAVER ROAD	LESLIE SHERYL	5.00	6/14/2019	340,000	282,300	83.03			
L1966350336	303-096-10384	MINER III ELBRIDGE Location: 373 SUNRISE DRIVE	SAYRE EDWARD	1.62	8/11/2020	400,000	336,600	84.15			
128973888	303-096-10007	OGAWA, EMILY M Location: 103 BEANE ROAD	ARKLEY, JESSICA	0.50	12/21/2021	225,000	125,600	55.82			
515210304	303-096-10406	PARKER, JOHN K Location: 1220 HINESBURG HOLLOW ROAD	PAPPAS, JASON	1.80	12/15/2021	40,000	79,000	197.50	E	E	E
L52801536	303-096-10890	PAULY NIKOLAUS Location: 366 SUNRISE DRIVE	SCHUGAR MARJAN	1.33	7/8/2019	380,000	375,200	98.74			
44272704	303-096-10770	PAYEA, JOSEPH Location: 46 EAST STREET	KINLUND, GABRIEL M	0.55	7/12/2021	311,500	187,700	60.26			
L1377001472	303-096-10625	PENDRISS MICHAEL Location: 535 WEAVER ROAD	PAUL TAYLOR	2.50	11/29/2019	234,000	185,100	79.10			
L732635136	303-096-10602	PFAFF WILLIAM Location: 7885 MAIN ROAD	KRULL ERICK	0.30	11/12/2020	236,750	186,200	78.65			
481414208	303-096-10262	PRESTON, KENNETH GUY Location: 44 EWERTS DRIVE	EWERTS, SYLVIA H	3.33	8/16/2021	151,400	151,400	100.00			
L264101888	303-096-10683	RAGNO STEVEN Location: 865 MAIN ROAD	ROBERTS DAVID	1.00	9/15/2020	170,000	185,600	109.18			
L503992320	303-096-10685	RAMOS DANIEL	DEBAY JR JAMES	1.00	9/25/2020	263,000	181,200	68.90			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 45 EAST STREET									
L834101248	303-096-10310	ROGERS NICHOLAS	GOLDMAN MARCUS	5.01	1/29/2020	335,000	266,500	79.55			
		Location: 135 WILD WOODS DRIVE									
L1054740480	303-096-10303	RYKR BRYN	GENDRON BOB	5.30	7/12/2019	490,000	388,700	79.33			
		Location: 1345 MAYO ROAD									
1366215744	303-096-10430	SCHMIDT & BENNINGER ...	GROTEN, RAPHAEL	2.00	8/12/2021	275,000	137,200	49.89			
		Location: 30 LINCOLN HILL, HUNTINGTON									
L2091524096	303-096-10812	SCHWARTZ ELIZABETH	STURM THOMAS	2.13	8/3/2020	390,500	284,600	72.88			
		Location: 56 EVERGREEN DRIVE									
L566108160	303-096-10077	SEARS CLINTON	HOOD STEVEN	5.04	9/6/2019	318,000	326,800	102.77			
		Location: 996-998 TEXAS HILL ROAD									
L1376034816	303-096-10393	SMITH JOHN	MCCORMICK MATTHEW	1.11	6/26/2020	290,000	228,300	78.72			
		Location: 145 TERRIEN ROAD									
L338165760	303-096-10884	SWASEY CHRISTOPHER	CAVANAGH BRIAN	3.19	5/28/2019	390,000	291,200	74.67			
		Location: 691 EAST STREET									
L2097790976	303-096-10980	VARLEY DAVID	BICKNELL ELIZABETH S...	0.74	7/30/2020	292,000	225,800	77.33			
		Location: 1417 BERT WHITE ROAD									
L272859136	303-096-10794	VELEZ ASHLIN	TOMLINSON EDDIE	0.92	7/6/2020	250,000	175,200	70.08			
		Location: 330 HUNTINGTON WOODS									
L108118016	303-096-10214	WOOD NICHOLAS	BRUNO GLENN	0.78	6/28/2019	181,500	144,100	79.39			
		Location: 255 ROBERTS PARK ROAD									
Totals for R1 - Residential with less than 6 acres				103.75		14,436,450	11,345,600				

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
47 Total Transactions	68.90 Low InterQuartile Value		75.18 Low 90% Value of Aggregate
312,966 Average Sales Price	86.42 High InterQuartile Value		81.34 High 90% Value of Aggregate
244,926 Average Listed Price	17.52 InterQuartile Range		78.26 Aggregate Ratio
79.22 Average Ratio			3.94% Sampling Error
78.17 Median Ratio	42.61 Value of Outlier Low Limit	0 Number of Low Outliers	
49.89 Low Ratio	112.70 Value of Outlier High Limit	2 Number of High Outliers	
134.79 High Ratio	16.33 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	138.99 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
13.76 COD			
2 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1494316096	303-096-10553	ALTENBURG, PAUL Location: 49 WINDY PINES DRIVE	FAHEY, TRAVIS W	18.90	6/21/2021	459,000	325,100	70.83			
L2132598784	303-096-10076	COVEY JEFFREY MICHAEL... Location: 1470 MOODY ROAD	ZIESLER YASMINE	10.26	6/26/2020	353,000	306,000	86.69			
L136744960	303-096-10338	DALEY CONNOR Location: 6734 MAIN ROAD	MAISEY LETICIA	6.50	11/15/2019	295,000	232,500	78.81			
L1505697792	303-096-10245	GREENLEE ADAM Location: 282 HAPPY HOLLOW RD	GRAY IRA	10.10	3/26/2021	598,500	402,300	67.22			
L1743790080	303-096-10210	HAND FULL OF RAIN HO... Location: 535 DELFRATE ROAD	CUSSON CLAUDIA	20.95	3/24/2021	825,000	309,800	37.55	O	O	O
L1075699712	303-096-10549	JOHNSON TIMOTHY Location: 525 MOULTON DR	LYSLE JR. GORDON	103.60	10/1/2019	595,000	438,000	73.61			
1893440	303-096-10388	KRULL, ERIC J Location: 1035 CARSE ROAD	HAZEN, AMY E	11.24	5/4/2021	457,500	330,000	72.13			
1720319040	303-096-10549	POST, JONATHAN C Location: 525 MOULTON DRIVE	JOHNSON, TIMOTHY C	103.60	11/15/2021	810,000	438,000	54.07			
1829133376	303-096-10272	REICHWEIN, CHRISTOPH... Location: 81 MAYO ROAD	FISH, JAMES P	10.58	8/25/2021	550,000	395,600	71.93			
L2019987456	303-096-10489	RICCA BRIAN Location: 1207 MOODY ROAD	KUSHWAHA TAMARA	10.10	5/11/2020	399,000	570,400	142.96	E	E	E
1533987904	303-096-10252	STODDARD, TYLER Location: 46 PILLSBURY WAY	DETWEILER, JOHN SCOT...	10.45	8/6/2021	440,000	305,900	69.52			
Totals for R2 - Residential with 6 or more acres				316.28		5,782,000	4,053,600				

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
11 Total Transactions	67.22	Low InterQuartile Value	55.25 Low 90% Value of Aggregate
538,300 Average Sales Price	78.81	High InterQuartile Value	74.17 High 90% Value of Aggregate
348,320 Average Listed Price	11.60	InterQuartile Range	64.71 Aggregate Ratio
68.24 Average Ratio			14.62% Sampling Error
71.38 Median Ratio	51.93	Value of Outlier Low Limit	1 Number of Low Outliers
37.55 Low Ratio	91.93	Value of Outlier High Limit	1 Number of High Outliers
86.69 High Ratio	31.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	111.93	Value of Extreme High Limit	1 Number of High Extremes/Influentials
11.77 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
L1401307136	303-096-10693	GOODRICH RUTH Location: 130 HEMLOCK HILL DRIVE	HODGSON TYLER	1.00	3/29/2021	145,000	122,900	84.76			
L2025070592	303-096-10048	GUYETTE TAMMY Location: 8642 MAIN ROAD	RUBLEE BILL	1.00	10/30/2020	191,000	134,500	70.42			
L1615446016	303-096-10606	HUCKETT ARIELLE Location: 5 TERRIEN ROAD	RICHARDS NICHOLAS	1.00	6/30/2020	199,900	176,000	88.04			
L1948778496	303-096-10146	LESTAGE JAY Location: 500 BERT WHITE ROAD	FRAZER BRADLEY	10.10	8/20/2019	170,000	156,500	92.06			
L1297661952	303-096-10301	RING II WAYNE Location: 2505 MAIN ROAD	GEBO SHEILA	1.10	8/26/2020	158,000	122,800	77.72			
L986923008	303-096-10087	STREETER ADAM Location: 60 HINESBURG HOLLOW ROAD	BOURQUE YVONNE	1.34	8/5/2019	240,000	196,600	81.92			
2114140736	303-096-10431	TOWNSEND, JOHN Location: 158 HEMLOCK HILL DRIVE	JACQUES, TODD A	1.30	3/30/2022	128,000	94,000	73.44			
Totals for MHL - Mobile home landed				16.84		1,231,900	1,003,300				

MHL - Mobile home landed

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	73.44	Low InterQuartile Value	76.01	Low 90% Value of Aggregate
175,986 Average Sales Price	88.04	High InterQuartile Value	86.87	High 90% Value of Aggregate
143,329 Average Listed Price	14.61	InterQuartile Range	81.44	Aggregate Ratio
81.19 Average Ratio			6.67%	Sampling Error
81.92 Median Ratio	51.53	Value of Outlier Low Limit	0	Number of Low Outliers
70.42 Low Ratio	109.95	Value of Outlier High Limit	0	Number of High Outliers
92.06 High Ratio	29.62	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	131.86	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.55 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
L1280376832	303-096-10702	BEAVER INGENUITY HOL... Location: DELFRATE ROAD	SALTUS III URBAN	24.14	3/24/2021	100,000	117,200	117.20	O		
803884096	303-096-10992	SULLIVAN, MARK Location: 61 STONEBRIDGE LANE	PEASE, ANDREW	2.72	7/29/2021	180,000	65,500	36.39	O		
Totals for M - Miscellaneous				26.86		280,000	182,700				

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
2 Total Transactions	36.39	Low InterQuartile Value	(165.93) Low 90% Value of Aggregate
140,000 Average Sales Price	117.20	High InterQuartile Value	296.43 High 90% Value of Aggregate
91,350 Average Listed Price	80.81	InterQuartile Range	65.25 Aggregate Ratio
76.79 Average Ratio			354.30% Sampling Error
76.79 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
36.39 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
117.20 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
52.62 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
65 Total Transactions	69.29 Low InterQuartile Value		71.06 Low 90% Value of Aggregate
336,635 Average Sales Price	85.59 High InterQuartile Value		78.08 High 90% Value of Aggregate
251,039 Average Listed Price	16.30 InterQuartile Range		74.57 Aggregate Ratio
76.78 Average Ratio			4.71% Sampling Error
77.05 Median Ratio	44.84 Value of Outlier Low Limit	1 Number of Low Outliers	
37.55 Low Ratio	110.04 Value of Outlier High Limit	3 Number of High Outliers	
109.18 High Ratio	20.39 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	134.48 Value of Extreme High Limit	3 Number of High Extremes/Influentials	
12.55 COD			
2 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			

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
3 Total Transactions	36.39	Low InterQuartile Value	25.58 Low 90% Value of Aggregate
211,667 Average Sales Price	117.20	High InterQuartile Value	108.40 High 90% Value of Aggregate
141,800 Average Listed Price	80.81	InterQuartile Range	66.99 Aggregate Ratio
73.99 Average Ratio			61.82% Sampling Error
68.37 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
36.39 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
117.20 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
39.40 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			

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
68 Total Transactions	68.94 Low InterQuartile Value		71.23 Low 90% Value of Aggregate
327,975 Average Sales Price	86.00 High InterQuartile Value		78.25 High 90% Value of Aggregate
245,129 Average Listed Price	17.07 InterQuartile Range		74.74 Aggregate Ratio
77.53 Average Ratio			4.70% Sampling Error
77.05 Median Ratio	43.34 Value of Outlier Low Limit	2 Number of Low Outliers	17.73% Weighted Standard Deviation
36.39 Low Ratio	111.60 Value of Outlier High Limit	4 Number of High Outliers	
134.79 High Ratio	17.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	137.21 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
14.68 COD			
2 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			