

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:30 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1263160384	312-099-10505	CHADWICK, SCOTT Location: 2809 BACK COBENTRY ROAD	BOOSKA, VANESSA	2.20	7/23/2021	225,000	160,900	71.51			
L1301123072	312-099-10271	COLLINS ANGELA Location: 4624 VT RT 14	TAYLOR MELISSA	0.30	5/24/2019	94,000	100,200	106.60			
L148176896	312-099-10217	DESLAURIERS KEVIN Location: 150 CREEK ROAD	SNYDER PETER	2.20	1/14/2021	160,000	130,000	81.25			
L1719541760	312-099-10843	EISENHARDT DARLENE Location: 63 WHITE ROAD	POGINY JASON	1.00	9/24/2019	100,000	99,200	99.20			
L1375875072	312-099-10029	FORSAY PAUL Location: 7313 VT ROUTE 14	BINGHAM DALE	5.20	9/27/2019	169,000	156,900	92.84			
L1115893760	312-099-10730	GERARDI MICHAEL Location: 5698 VERMONT ROUTE 14	BROOKMAN JOHN	1.10	9/14/2020	195,000	178,300	91.44			
L30388224	312-099-10628	GRAY DREW Location: 1663 LAKE REGION ROAD - PARCEL ID #0TH21011.	TURNER CYNTHIA	1.20	9/6/2019	126,690	132,500	104.59			
L1303945216	312-099-10573	HUNT DAVID Location: 251 RT 58 E	SANVILLE ODESSA	1.10	8/31/2020	103,000	117,900	114.47			
599532096	312-099-10367	KITTREDGE, JOHN LEIG... Location: 503 UNDER THE HILL ROAD	LEFEBVRE, COREY	0.83	1/7/2022	191,000	151,600	79.37			
L1781063680	312-099-10419	KREMER BRIAN Location: 57 CREEK ROAD	STOCKMAN ABIGAIL	0.58	10/30/2020	197,000	107,400	54.52			
L1448255488	312-099-10597	LAWSON SHAWN Location: 6308 VT ROUTE 14	STEBENNE ALBERT	2.00	11/23/2020	119,000	127,800	107.39			
745319488	312-099-10110	LEATHER, AARON P Location: 495 CHILAFoux HILL	CHILAFoux, STARLYN B	1.77	9/10/2021	120,000	145,900	121.58			
L280236032	312-099-10290	MILLER III JOHN Location: 26 PARK AVENUE	HOLLAND ROBERT	0.54	12/16/2020	155,000	190,200	122.71			
1963436096	312-099-10873	NEK PROPERTY IRASBUR... Location: 5931 VT ROUTE 14	POUTRE, JORDAN	0.80	4/2/2021	160,000	89,100	55.69			
L1477332992	312-099-10711	ROYER JAMES Location: 178 CURRIER HILL ROAD	DUFRESNE-HOWLAND ANN	2.40	11/19/2020	435,000	233,900	53.77			
71648320	312-099-10506	SCHULTZ, ERIK Location: 271 POUTRE DRIVE	WARNER, DAVID A	4.97	4/30/2021	266,250	154,200	57.92			
1267160128	312-099-10364	SMITH, BONNIE L Location: 959 US ROUTE 5	BREAULT, KATELYN M	0.25	6/11/2021	117,700	54,000	45.88			
436583488	312-099-10180	SYNOL, TABITHA Location: 68 MILL ROAD	FOURNIER, JANUS	1.00	11/24/2021	200,000	137,700	68.85			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L145965056	312-099-10342	TALLMAN RONALD Location: 4340 BURTON HILL ROAD	HAYNES DEAN	1.00	12/16/2020	129,500	116,200	89.73			
L365076480	312-099-10253	TIRPAK MARK Location: 1005 BUTLER DRIVE	GLAESER HENDRIK	1.60	1/15/2020	38,000	52,800	138.95			
L1636716544	312-099-10683	WEBSTER IV EUGENE Location: 2277 BACK COVENTRY ROAD	CHARLES JILLIAN	1.50	5/22/2020	199,900	162,000	81.04			
2093144640	312-099-10737	YADROV, OLEG VALERYE... Location: 352 CURRIER HILL DRIVE	BADGER, JONATHAN	2.00	3/31/2022	503,000	216,100	42.96			

Totals for R1 - Residential with less than 6 acres **35.54** **4,004,040** **3,014,800**

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	
22 Total Transactions	57.36	Low InterQuartile Value	65.30	Low 90% Value of Aggregate
182,002 Average Sales Price	106.80	High InterQuartile Value	85.29	High 90% Value of Aggregate
137,036 Average Listed Price	49.44	InterQuartile Range	75.29	Aggregate Ratio
85.56 Average Ratio			13.28%	Sampling Error
85.49 Median Ratio	- 16.80	Value of Outlier Low Limit	0	Number of Low Outliers
42.96 Low Ratio	180.95	Value of Outlier High Limit	0	Number of High Outliers
138.95 High Ratio	- 90.95	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	255.11	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.41 COD				
1 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				

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L843718656	312-099-10639	ARANT BRIAN Location: 134 ROUTE 58 E	MONTI JR. JOHN MATTH...	24.20	2/14/2020	237,000	185,900	78.44			
141441600	312-099-10044	ARTHUR, AIKEN T Location: 729 WEST GLOVER ROAD	BOOTH, SHAWN	10.09	3/25/2022	429,900	289,300	67.29			
L1772064768	312-099-10514	BUTLER BRANDON Location: 4138 BURTON HILL ROAD	INGALLS KYLE	10.10	11/21/2019	169,000	176,000	104.14			
943959104	312-099-10815	CAMERON, DENNIS S Location: 699 CAMPBELL ROAD	MOORE, RYAN	22.00	9/24/2021	572,000	381,700	66.73			
1320982080	312-099-10354	CHEN, JOHN Location: 2639 VERMONT ROUTE 58W	ROBERT G. LAWSON AND...	123.40	12/3/2021	826,500	466,500	56.44			
L1282891776	312-099-10323	CRAIN MAX Location: 329 STEPHENSON ROAD	SHAKER WILLIAM	20.70	2/28/2020	167,000	122,200	73.17			
907492416	312-099-10403	CUNNINGHAM, KAZIMIR Location: 3556 BURTON HILL ROAD	SNAY, PATRICIA	10.10	11/24/2021	346,000	213,000	61.56			
324340800	312-099-10669	CUTTING, PAUL Location: 948 GUYETTE DRIVE	LANOUE, RONALD	10.60	7/16/2021	399,000	295,500	74.06			
L268509184	312-099-10200	GRAY THOMAS Location: 521 LABOUNTY ROAD	HATCH IV LEWIS	20.23	2/25/2020	238,000	218,500	91.81			
L838238208	312-099-10526	HALL CATHERINE Location: 149 CODERRE ROAD	HOWLAND TERRENCE	10.30	9/10/2019	115,000	122,200	106.26			
L1316098048	312-099-10202	LAFLEUR KRISTI Location: 355 CHADBURN DRIVE	DRAGASET ANDREW	10.36	6/12/2019	67,000	92,800	138.51			
L1596305408	312-099-10163	LASICH MARTIN Location: 640 WALNUT DRIVE	METAYER TIMOTHY	30.00	10/16/2019	173,129	186,200	107.55			
L1587990528	312-099-10590	LORADITCH DANIEL Location: 2374 BACK COVENTRY ROAD	CURTIS NIGEL	6.92	10/29/2020	161,500	136,800	84.71			
L1991098368	312-099-10684	MENARD AMANDA Location: 407 SUGAR HOUSE ROAD	O'MEARA SHAWN	10.01	6/19/2019	256,350	267,100	104.19			
L1566916608	312-099-10815	MOORE RYAN Location: 699 CAMPBELL ROAD	MOORE JAMES	22.00	9/24/2019	327,000	426,200	130.34			
L1430818816	312-099-10586	PLEIL DAWN Location: 6507 VERMONT ROUTE 14	RODRIGUE TASHA	40.00	12/18/2020	79,000	91,700	116.08			
1001043008	312-099-10858	PROVENCHER, AMBER Location: 194 SIMINO LANE	M. PIETTE & SONS LUM...	11.13	6/30/2021	127,000	75,100	59.13			
1614797888	312-099-10129	RIENDEAU, BRADLEY MA... Location: 6645 VERMONT ROUTE 14	VERNA CODERRE ESTATE	22.00	10/29/2021	202,000	156,800	77.62			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1058922496	312-099-10121	SCHAUER BRANDEN Location: 1350 KIDDER HILL RIDGE	CLARK TIMOTHY	15.10	1/17/2020	169,900	149,100	87.76			
1829860416	312-099-10173	SILVER, PATRICK Location: 1723 VT ROUTE 14	FONTAINE, REAL	18.89	7/2/2021	192,000	156,200	81.35			
L1975394304	312-099-10447	SNODGRASS RONALD Location: 412 COVERED BRIDGE ROAD	COVERED BRIDGE REALT...	10.50	9/12/2019	203,000	177,000	87.19			
Totals for R2 - Residential with 6 or more acres				458.63		5,457,279	4,385,800				

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	
21 Total Transactions	70.23	Low InterQuartile Value	70.93	Low 90% Value of Aggregate
259,870 Average Sales Price	105.23	High InterQuartile Value	89.80	High 90% Value of Aggregate
208,848 Average Listed Price	34.99	InterQuartile Range	80.37	Aggregate Ratio
88.30 Average Ratio			11.73%	Sampling Error
84.71 Median Ratio	17.74	Value of Outlier Low Limit	0	Number of Low Outliers
56.44 Low Ratio	157.72	Value of Outlier High Limit	0	Number of High Outliers
138.51 High Ratio	- 34.74	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	210.21	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.25 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
L1246154752	312-099-10560	BERUBE MANDI Location: 3043 US ROUTE 5 - PARCEL ID #0US05027.E	PEREIRA SCOTT	10.21	5/20/2019	182,000	181,200	99.56			
L658030592	312-099-10807	LEBLANC DARIK Location: 126 GUYETTE DRIVE	LUSSIER JUNE	2.10	8/3/2020	64,000	52,400	81.88			
820182080	312-099-10280	ROYER, DEVIN A Location: 1205 CREEK ROAD	HARRIS, III, JOHN	12.45	12/20/2021	100,000	85,300	85.30			
Totals for MHL - Mobile home landed				24.76		346,000	318,900				

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	81.88	Low InterQuartile Value	75.61	Low 90% Value of Aggregate
115,333 Average Sales Price	99.56	High InterQuartile Value	108.73	High 90% Value of Aggregate
106,300 Average Listed Price	17.69	InterQuartile Range	92.17	Aggregate Ratio
88.91 Average Ratio			17.97%	Sampling Error
85.30 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
81.88 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
6.91 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				

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1859796992	312-099-10283	DOHERTY WILLIAM Location: 1301 GAGE DRIVE	ELKO DAVID	14.50	7/22/2019	35,000	39,600	113.14			
440245312	312-099-10621	MCDONALD, JOBY Location: 550 CODERRE HILL	FAGAN, MARK MALONE M	137.90	11/1/2021	300,000	301,300	100.43			
Totals for S2 - Seasonal home with 6 or more acres				152.40		335,000	340,900				

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	
2 Total Transactions	100.43	Low InterQuartile Value	87.36	Low 90% Value of Aggregate
167,500 Average Sales Price	113.14	High InterQuartile Value	116.16	High 90% Value of Aggregate
170,450 Average Listed Price	12.71	InterQuartile Range	101.76	Aggregate Ratio
106.79 Average Ratio			14.15%	Sampling Error
106.79 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.43 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
113.14 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.95 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				

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L994230272	312-099-10259	PRUE DANIEL AND PRUE...	GEORGE GRADY & ANNE ...	28.00	1/16/2020	15,000	44,600	297.33	E	O	
Location: WHITE RD STATE RTE 14 SOUTH											

Totals for F - Farm

28.00 15,000 44,600

F - Farm

*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	
1 Total Transactions	297.33	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
15,000 Average Sales Price	297.33	High InterQuartile Value	0.00	High 90% Value of Aggregate
44,600 Average Listed Price	0.00	InterQuartile Range	297.33	Aggregate Ratio
297.33 Average Ratio				Sampling Error
297.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
297.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
297.33 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L350732288	312-099-10733	HAHR ALLISON Location: CAMPBELL ROAD	BRASSEUR MONICA	21.01	8/14/2020	49,500	39,700	80.20			
L848789504	312-099-10734	HAHR ALLISON Location: COVERED BRIDGE ROAD	GREENE GARY	10.54	8/14/2020	27,500	39,800	144.73			O
L951844864	312-099-10136	LOCKE DONNA Location: 1006 BUTLER DRIVE	CONDRADI JUNE	5.40	10/27/2020	23,801	22,800	95.79			
1383873600	312-099-10135	PRUE, HUNTER Location: 242 COVERED BRIDGE ROAD	DEROBERTS, NICOLE M	10.50	10/27/2021	28,500	28,300	99.30			
633691200	312-099-10658	SAFARIK, MARK Location: 600 YOUNG ROAD	LEHOULLIER, MAUREEN	25.50	10/29/2021	75,000	67,100	89.47			
L1321066496	312-099-10897	TELESCO ANTHONY Location: COVERED BRIDGE RD	BRASSEUR LORRAINE	148.98	11/20/2020	275,000	180,500	65.64			
L483876864	312-099-10865	VOEGLIN ERIK Location: 1396 KIDDER HILL RIDGE	CLARK BRETT	5.00	5/2/2019	169,000	131,200	77.63			
Totals for M - Miscellaneous				226.93		648,301	509,400				

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
7 Total Transactions	77.63 Low InterQuartile Value	65.56 Low 90% Value of Aggregate
92,614 Average Sales Price	99.30 High InterQuartile Value	91.58 High 90% Value of Aggregate
72,771 Average Listed Price	21.67 InterQuartile Range	78.57 Aggregate Ratio
93.25 Average Ratio		16.56% Sampling Error
89.47 Median Ratio	45.14 Value of Outlier Low Limit	0 Number of Low Outliers
65.64 Low Ratio	131.80 Value of Outlier High Limit	1 Number of High Outliers
144.73 High Ratio	12.64 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.19 PRD (Regression Index)	164.29 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.58 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	69.52	Low InterQuartile Value	73.02 Low 90% Value of Aggregate
211,298 Average Sales Price	105.84	High InterQuartile Value	85.93 High 90% Value of Aggregate
167,925 Average Listed Price	36.33	InterQuartile Range	79.47 Aggregate Ratio
87.85 Average Ratio			8.13% Sampling Error
86.25 Median Ratio	15.02	Value of Outlier Low Limit	0 Number of Low Outliers
42.96 Low Ratio	160.33	Value of Outlier High Limit	0 Number of High Outliers
138.95 High Ratio	- 39.47	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	214.82	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.61 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
6%	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
8 Total Transactions	78.28	Low InterQuartile Value	65.07 Low 90% Value of Aggregate
82,913 Average Sales Price	133.37	High InterQuartile Value	101.97 High 90% Value of Aggregate
69,250 Average Listed Price	55.09	InterQuartile Range	83.52 Aggregate Ratio
118.76 Average Ratio			22.09% Sampling Error
92.63 Median Ratio	- 4.37	Value of Outlier Low Limit	0 Number of Low Outliers
65.64 Low Ratio	216.01	Value of Outlier High Limit	1 Number of High Outliers
297.33 High Ratio	- 87.01	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.42 PRD (Regression Index)	298.65	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			
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	71.93 Low InterQuartile Value		73.31 Low 90% Value of Aggregate
196,193 Average Sales Price	105.84 High InterQuartile Value		85.53 High 90% Value of Aggregate
155,815 Average Listed Price	33.92 InterQuartile Range		79.42 Aggregate Ratio
88.54 Average Ratio			7.69% Sampling Error
87.19 Median Ratio	21.05 Value of Outlier Low Limit	0 Number of Low Outliers	28.26% Weighted Standard Deviation
42.96 Low Ratio	156.72 Value of Outlier High Limit	1 Number of High Outliers	
144.73 High Ratio	- 29.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	207.59 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
21.99 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			