

Study created by Christie.Wright@vermont.gov on 11/16/2022 at 5:41 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L702169088	318-100-10464	ANDREWS MATT Location: 190 NORTH POINT ROAD	JARVIS ANDREW	0.60	7/15/2019	235,000	203,000	86.38			
L281739264	318-100-11137	BADGER DAKOTAH Location: 149 NORTH POINT ROAD	LABRECQUE RICHARD	0.50	3/27/2020	149,000	133,400	89.53			
2031542848	318-100-11277	BIDLACK, DAVID Location: 105 WESTERLY VIEWS ROAD	BENNETT, MICHAEL	0.88	1/4/2022	284,900	173,300	60.83			
L524849152	318-100-10867	BLAIR ELISABETH Location: 1045 EAST SHORE ROAD	TORNES-WROBEL ELIZAB...	2.10	8/18/2020	368,000	350,000	95.11			
L1564299264	318-100-10580	CARBONE ANDREA MARIE Location: 695 EAST SHORE ROAD	ROBERT B. MCEWEN AND...	1.65	12/16/2020	625,000	421,400	67.42			
L835981312	318-100-10313	CAROLYN LORENZ-GREEN... Location: 885 EAST SHORE ROAD	GADWAY DAVID	0.46	7/16/2020	388,000	378,300	97.50			
L688525312	318-100-10386	CLOUSER RYAN Location: 36 EAST SHORE ROAD	HILL DEBORAH	1.30	7/24/2020	435,000	421,000	96.78			
L1804111872	318-100-10364	COALE DORSEY Location: 2785 WEST SHORE RD	KANE LIVING TRUST J....	0.91	12/9/2019	375,000	305,200	81.39			
L1101176832	318-100-10542	COLLINS JR. ROGER Location: 81 NORTH POINT ROAD	SWANERBURY DANA LEE	0.84	6/12/2020	236,000	251,900	106.74			
1982241856	318-100-10906	COOK, JEFFREY D Location: 419 SUNSET VIEW LANE	GOOLEY, AMANDA M	0.74	9/3/2021	190,000	168,200	88.53			
L430645248	318-100-10059	DE ELENA JUAN CARLOS Location: 3118 WEST SHORE ROAD	GOLD DAVID	0.32	9/10/2020	350,000	224,400	64.11			
L2113323008	318-100-10853	HAKIM MICHAEL Location: 186 NORTH SHORE ROAD	PEPIN JEAN PHILIPPE ...	0.65	3/9/2021	350,000	225,900	64.54			
L787095552	318-100-10105	HALL CARL Location: 1685 WEST SHORE ROAD	BOURGEOIS MONIQUE	1.20	11/13/2020	260,000	269,600	103.69			
L1126731776	318-100-10480	HALL DAISY Location: 1553 WEST SHORE ROAD	HOWLAND WILLIAM	1.50	7/7/2020	300,000	351,600	117.20			
1896201280	318-100-10874	HENNE, JR., WILLIAM ... Location: 47 CHURCH STREET	HOLLEY, MELISSA C	0.14	10/13/2021	85,000	129,000	151.76			O
371629120	318-100-10440	KREZINSKI, DANIEL Location: 172 SCHOOL STREET	BEMMELS, CAROL	0.95	9/9/2021	259,000	228,700	88.30			
L1401180160	318-100-10290	MARTINEAU BRIAN Location: 3228 MAIN STREET	RAVAZZANO-FERRER SAN...	4.30	6/28/2019	190,000	218,200	114.84			
L838180864	318-100-10693	PERRON RONALD Location: 4277 WEST SHORE ROAD	MUMLEY LARRY	0.99	5/31/2019	280,000	245,500	87.68			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1447337984	318-100-10933	PETERS MARYLOUISE Location: 91 MEADOW LANE LOT #5	LITTLEFIELD JAMES	2.25	2/18/2021	62,000	62,300	100.48			
L1327529984	318-100-10396	POMERVILLE MATTHEW Location: 1447 WEST SHORE ROAD	ALBERTS GARY	0.64	9/15/2020	260,000	242,900	93.42			
L1946959872	318-100-10981	PRONTO MARY JANE Location: 1355 WEST SHORE ROAD	GAUDET LOUISE	0.71	3/25/2020	186,000	205,200	110.32			
L1223589888	318-100-10303	ROSSI MARIO Location: 490 FOWLER LANE	FOWLER ANTHONY	2.30	7/24/2020	499,550	480,000	96.09			
L817713152	318-100-10728	RYKOV DMITRY Location: 296 NORTH SHORE ROAD	RUSSELL JR DONALD	1.60	11/6/2020	650,000	504,300	77.58			
1573432384	318-100-10802	SHERMAN, JOHN C Location: 3535 MAIN STREET	DARROW, II, DAVID S	3.00	8/3/2021	211,000	171,000	81.04			
L1089085440	318-100-10166	ULANO ADAM Location: 368 NORTH SHORE ROAD	KADONOFF BARRY	1.10	10/26/2020	457,000	289,700	63.39			
L918503424	318-100-10708	WAY THOMAS Location: 127 HAWKS VIEW LANE	ROBERTS MARK	1.80	9/16/2020	239,000	272,900	114.18			
Totals for R1 - Residential with less than 6 acres				33.43		7,924,450	6,926,900				

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	
26 Total Transactions	80.18	Low InterQuartile Value	81.84	Low 90% Value of Aggregate
304,787 Average Sales Price	104.45	High InterQuartile Value	92.98	High 90% Value of Aggregate
266,419 Average Listed Price	24.28	InterQuartile Range	87.41	Aggregate Ratio
92.26 Average Ratio			6.37%	Sampling Error
91.48 Median Ratio	43.77	Value of Outlier Low Limit	0	Number of Low Outliers
60.83 Low Ratio	140.87	Value of Outlier High Limit	1	Number of High Outliers
151.76 High Ratio	7.35	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	177.28	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.71 COD				
1	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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1475984448	318-100-10125	BARNEY, JEFFREY S Location: 175 BRULEY ROAD	ESTATE OF JEANNINE A...	1.83	10/29/2021	40,000	60,700	151.75			
131572288	318-100-10909	BLAIR, EDWARD Location: 253 CHURCH STREET	LOCKERBY, EDWARD	2.00	11/10/2021	70,000	71,700	102.43			
594910272	318-100-11068	MESSIER, FELICIA Location: 1555 MAIN STREET	FAUCHER, RICHARD J	3.48	8/27/2021	169,000	114,500	67.75			
1073331264	318-100-10298	MILLER, PATRICK Location: 3751 MAIN STREET	CUSSON, JACQUES	0.85	10/26/2021	80,000	62,400	78.00			
Totals for MHL - Mobile home landed				8.16		359,000	309,300				

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	
4 Total Transactions	70.31	Low InterQuartile Value	55.30	Low 90% Value of Aggregate
89,750 Average Sales Price	139.42	High InterQuartile Value	117.01	High 90% Value of Aggregate
77,325 Average Listed Price	69.11	InterQuartile Range	86.16	Aggregate Ratio
99.98 Average Ratio			35.81%	Sampling Error
90.21 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
67.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
151.75 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
30.05 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
839236672	318-100-10691	BELDEN, JEFFREY Location: 872 SHRINE ROAD	THE ESTATE OF DONNA ...	0.08	11/12/2021	280,000	177,900	63.54			
L785977344	318-100-10882	BOURNE DAVID Location: 396 NORTH SHORE ROAD	GAGNON MICHELLE	0.53	9/10/2019	186,000	158,900	85.43			
L1922064384	318-100-10638	CANBERG KEVIN Location: 1277 WEST SHORE ROAD	OSWECKI JANE	0.67	9/21/2020	275,000	213,000	77.45			
L381624320	318-100-10467	MATHIEU EMMET Location: 53 NORTH SHORE ROAD	LABOMBARD TIMOTHY	0.80	3/30/2021	40,000	60,200	150.50			
L1936621568	318-100-10740	NOE BERNARD Location: 1268 E SHORE RD	SAVAGE FAMILY REVOCA...	0.48	9/4/2020	256,000	178,500	69.73			
L1145118720	318-100-11193	WAGNER CASSANDRA Location: MAIN STREET	MANTONE MATTHEW	2.91	11/20/2020	20,000	34,900	174.50	O	O	
Totals for S1 - Vacation home with less than 6 acres				5.47		1,057,000	823,400				

S1 - Vacation home 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	68.18 Low InterQuartile Value	66.81 Low 90% Value of Aggregate
176,167 Average Sales Price	156.50 High InterQuartile Value	88.99 High 90% Value of Aggregate
137,233 Average Listed Price	88.32 InterQuartile Range	77.90 Aggregate Ratio
103.52 Average Ratio		14.24% Sampling Error
81.44 Median Ratio	- 64.30 Value of Outlier Low Limit	0 Number of Low Outliers
63.54 Low Ratio	288.98 Value of Outlier High Limit	0 Number of High Outliers
174.50 High Ratio	- 196.78 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.33 PRD (Regression Index)	421.46 Value of Extreme High Limit	0 Number of High Extremes/Influentials
40.87 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		

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1115987968	318-100-10593	CAVE LEONARD Location: NEW ROAD - LOT D	MEDVE STEPHEN	1.16	9/24/2020	28,000	42,500	151.79			
L279121920	318-100-10183	CORRIVEAU MICHAEL Location: 0 HAWKS VIEW	COLTON PAUL	1.22	4/19/2019	26,500	39,600	149.43			
733127744	318-100-10961	DILORENZO, ANTHONY Location: SCHOOL STREET	DALY, MICHAEL R	0.90	5/7/2021	35,000	36,200	103.43			
1395039296	318-100-10318	SHEPARD, NICHOLAS H Location: SHRINE ROAD	ROBERT J. GALVIN, ES...	11.10	8/19/2021	50,000	56,700	113.40			
L89292800	318-100-11033	WEEKS KEVIN Location: 12 NORTH POINT ROAD	LABRECQUE SUZANNE	0.64	5/6/2019	38,500	37,700	97.92			
L60260352	318-100-10949	WHIPPLE ANDREW Location: 0 CHURCH STREET	MACLACHLAN WILLIAM	3.00	9/30/2020	57,000	45,000	78.95			
L1557921792	318-100-10131	WILDAY CASSANDRA Location: 989 WEST SHORE ROAD	GENEST CLAUDE	0.51	7/24/2020	157,000	130,500	83.12			
948556864	318-100-11172	YURCHUK, NICHOLAS J Location: SHRINE ROAD	METAYER, CHAD	1.27	6/22/2021	50,000	45,400	90.80			
Totals for M - Miscellaneous				19.80		442,000	433,600				

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	
8 Total Transactions	85.04	Low InterQuartile Value	83.56	Low 90% Value of Aggregate
55,250 Average Sales Price	140.43	High InterQuartile Value	112.64	High 90% Value of Aggregate
54,200 Average Listed Price	55.38	InterQuartile Range	98.10	Aggregate Ratio
108.60 Average Ratio			14.82%	Sampling Error
100.68 Median Ratio	1.96	Value of Outlier Low Limit	0	Number of Low Outliers
78.95 Low Ratio	223.50	Value of Outlier High Limit	0	Number of High Outliers
151.79 High Ratio	- 81.11	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	306.58	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.77 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				

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
841391168	318-100-10849	BROWN, ERIC Location: 419 WEST SHORE ROAD	REISER, DEBRA S	1.69	9/9/2021	399,000	357,200	89.52			
405183552	318-100-10397	CHAPMAN, JOHN Location: 1849 WEST SHORE ROAD	HOOD FAMILY TRUST	0.67	9/3/2021	255,000	190,200	74.59			
261186112	318-100-10252	CUMMINGS, CHRISTOPHE... Location: 320 MAIN STREET	DOWHAN, CHRISTOPHER	3.80	1/7/2022	585,000	349,300	59.71			
1603363392	318-100-10319	ERICSON, KARIN Location: 1201 EAST SHORE ROAD	GANDELL, DAVID	0.80	12/23/2021	400,000	264,700	66.18			
2130793536	318-100-10041	MAGNOLIA SISTERS PRO... Location: 138 NORTH SHORE ROAD	POIRIER, SYLVAIN	1.90	5/27/2021	449,000	267,800	59.64			
2114016320	318-100-10902	MIRALDI, LEONARD W Location: 448 JORDAN POINT ROAD	PEARSON, MITCHELL	2.50	5/21/2021	449,000	287,600	64.05			
L223186944	318-100-10904	TONG DANIEL Location: LOT 6, WEST RIDGE LANE	BRENNAN THOMAS	1.34	5/17/2019	116,000	122,500	105.60			
1713806400	318-100-10549	VITALE, CHRISTOPHER ... Location: 1411 WEST SHORE ROAD	LUSSIER, TRUSTEE, RE...	1.21	9/3/2021	370,000	228,400	61.73			
708651584	318-100-10216	WINCHESTER, MARK Location: 83 ACCESS ROAD	DEAN, MARION A	0.32	3/4/2022	435,000	236,900	54.46			
Totals for O - Other				14.23		3,458,000	2,304,600				

O - Other

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	
9 Total Transactions	59.68	Low InterQuartile Value	59.43	Low 90% Value of Aggregate
384,222 Average Sales Price	82.06	High InterQuartile Value	73.86	High 90% Value of Aggregate
256,067 Average Listed Price	22.38	InterQuartile Range	66.65	Aggregate Ratio
70.61 Average Ratio			10.82%	Sampling Error
64.05 Median Ratio	26.11	Value of Outlier Low Limit	0	Number of Low Outliers
54.46 Low Ratio	115.63	Value of Outlier High Limit	0	Number of High Outliers
105.60 High Ratio	- 7.46	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	149.19	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			

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
50 Total Transactions	67.11 Low InterQuartile Value		76.78 Low 90% Value of Aggregate
312,697 Average Sales Price	102.74 High InterQuartile Value		90.30 High 90% Value of Aggregate
261,220 Average Listed Price	35.63 InterQuartile Range		83.54 Aggregate Ratio
90.38 Average Ratio			8.09% Sampling Error
87.03 Median Ratio	13.66 Value of Outlier Low Limit	0 Number of Low Outliers	
54.46 Low Ratio	156.19 Value of Outlier High Limit	1 Number of High Outliers	
174.50 High Ratio	- 39.79 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	209.64 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
23.11 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			

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 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	85.04	Low InterQuartile Value	83.51 Low 90% Value of Aggregate
55,250 Average Sales Price	140.43	High InterQuartile Value	112.69 High 90% Value of Aggregate
54,200 Average Listed Price	55.38	InterQuartile Range	98.10 Aggregate Ratio
108.60 Average Ratio			14.87% Sampling Error
100.68 Median Ratio	1.96	Value of Outlier Low Limit	0 Number of Low Outliers
78.95 Low Ratio	223.50	Value of Outlier High Limit	0 Number of High Outliers
151.79 High Ratio	- 81.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	306.58	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.77 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			

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
58 Total Transactions	69.23 Low InterQuartile Value		77.31 Low 90% Value of Aggregate
277,187 Average Sales Price	104.17 High InterQuartile Value		90.56 High 90% Value of Aggregate
232,666 Average Listed Price	34.94 InterQuartile Range		83.94 Aggregate Ratio
92.89 Average Ratio			7.89% Sampling Error
88.41 Median Ratio	16.83 Value of Outlier Low Limit	0 Number of Low Outliers	31.26% Weighted Standard Deviation
54.46 Low Ratio	156.58 Value of Outlier High Limit	1 Number of High Outliers	
174.50 High Ratio	- 35.58 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	208.98 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
23.37 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			