

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 6:25 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L483614720	342-106-10203	FANELLI STEPHEN Location: 16 LANDGROVE RD	STONE POLLY	0.30	11/6/2020	335,000	230,000	68.66			
1264778304	342-106-10079	IVEY, ROBERT K Location: 58 VT ROUTE 11	LANGEVIN, ROBERT A	4.00	10/19/2021	330,000	265,500	80.45			
L97951744	342-106-10042	LENOX SUSAN Location: 9 TARPLEY RD.	DIBBLE JOCELYN	4.35	1/15/2020	482,000	486,800	101.00			
L811393024	342-106-10061	MARTINEZ BRIAN Location: 73 NICHOLS RD.	STRANIERO JOHN	2.40	9/24/2020	150,000	155,000	103.33			
L1805672448	342-106-10128	MCCAW WILLIAM Location: 23 LANDGROVE ROAD	BARTLEY RICHARD	1.10	9/12/2019	687,500	652,200	94.87			
Totals for R1 - Residential with less than 6 acres				12.15		1,984,500	1,789,500				

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	
5 Total Transactions	74.56	Low InterQuartile Value	78.45	Low 90% Value of Aggregate
396,900 Average Sales Price	102.16	High InterQuartile Value	101.90	High 90% Value of Aggregate
357,900 Average Listed Price	27.61	InterQuartile Range	90.17	Aggregate Ratio
89.66 Average Ratio			13.01%	Sampling Error
94.87 Median Ratio	33.14	Value of Outlier Low Limit	0	Number of Low Outliers
68.66 Low Ratio	143.58	Value of Outlier High Limit	0	Number of High Outliers
103.33 High Ratio	- 8.27	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	184.99	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.64 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20%	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
L421822464	342-106-10260	7 BREEDS HILL DRIVE ... Location: 7 BREEDS HILL DRIVE	BRAKMAN CHRISTIAAN	7.87	9/30/2020	1,145,000	1,044,000	91.18			
L1178767360	342-106-10094	ANDERER ERICH Location: 155 CODY ROAD	HOUSTON JAMES	19.10	9/4/2020	575,000	583,300	101.44			
L119488512	342-106-10065	DIRT ROAD HOLDINGS L... Location: 101 CODY ROAD	FRIANT JR. RAY	31.00	4/22/2019	850,000	847,300	99.68			
687012928	342-106-10119	MERKLING, THOMAS Location: 311 LANDGROVE ROAD	HAPPY HILL HOUSE LLC	10.28	12/9/2021	635,000	549,000	86.46			
1911053376	342-106-10060	MURCKO, MARK A Location: 190 LANDGROVE ROAD	GULLY, JOSHUA P	10.40	10/1/2021	1,420,000	750,000	52.82	O		
L1529434112	342-106-10087	TOOMEY TR. CHRISTOPH... Location: 206 LANDGROVE ROAD	HASSETT JERALD	15.00	9/25/2020	1,050,000	1,039,500	99.00			
Totals for R2 - Residential with 6 or more acres				93.65		5,675,000	4,813,100				

R2 - Residential 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	
6 Total Transactions	78.05	Low InterQuartile Value	65.71	Low 90% Value of Aggregate
945,833 Average Sales Price	100.12	High InterQuartile Value	103.91	High 90% Value of Aggregate
802,183 Average Listed Price	22.08	InterQuartile Range	84.81	Aggregate Ratio
88.43 Average Ratio			22.52%	Sampling Error
95.09 Median Ratio	44.93	Value of Outlier Low Limit	0	Number of Low Outliers
52.82 Low Ratio	133.24	Value of Outlier High Limit	0	Number of High Outliers
101.44 High Ratio	11.82	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	166.35	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.21 COD				
3	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
L1437040640	342-106-10051	HUMPHREY GARRETT COL... Location: 57 CODY ROAD	MEARS GRAHAM	1.00	6/12/2020	75,000	96,000	128.00			
2109045824	342-106-10109	KNIGHT, ROBERTA Location: 23 VALLEY VIEW ROAD	KEANE, JOHN R	5.20	11/12/2021	585,000	324,600	55.49			
Totals for S1 - Vacation home with less than 6 acres				6.20		660,000	420,600				

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	
2 Total Transactions	55.49	Low InterQuartile Value	63.73	Low 90% Value of Aggregate
330,000 Average Sales Price	128.00	High InterQuartile Value	63.73	High 90% Value of Aggregate
210,300 Average Listed Price	72.51	InterQuartile Range	63.73	Aggregate Ratio
91.74 Average Ratio			0.00%	Sampling Error
91.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.49 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.44 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
39.52 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
1055308864	342-106-10025	BLANCHARD, MARC Location: 11 OLD COUNTY ROAD WEST	BARBARA L. CARDER RE...	27.27	10/14/2021	349,000	368,700	105.64			
140554816	342-106-10056	COLLINS, SUSAN Location: OLD COUNTRY ROAD EAST	EVARTS, EDWIN D	35.90	2/3/2022	400,000	403,100	100.78			
2057712704	342-106-10059	REBER, JR., RODERICK Location: 28 OLD COUNTY EAST	MARVAN, JOSEPH F	21.30	5/27/2021	215,000	272,400	126.70			
Totals for M - Miscellaneous				84.47		964,000	1,044,200				

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	
3 Total Transactions	100.77	Low InterQuartile Value	90.29	Low 90% Value of Aggregate
321,333 Average Sales Price	126.70	High InterQuartile Value	126.35	High 90% Value of Aggregate
348,067 Average Listed Price	25.92	InterQuartile Range	108.32	Aggregate Ratio
111.04 Average Ratio			16.65%	Sampling Error
105.64 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.77 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
126.70 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.18 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				

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
13 Total Transactions	74.56	Low InterQuartile Value	72.70 Low 90% Value of Aggregate
639,962 Average Sales Price	101.22	High InterQuartile Value	96.14 High 90% Value of Aggregate
540,246 Average Listed Price	26.66	InterQuartile Range	84.42 Aggregate Ratio
89.41 Average Ratio			13.88% Sampling Error
94.87 Median Ratio	34.56	Value of Outlier Low Limit	0 Number of Low Outliers
52.82 Low Ratio	141.22	Value of Outlier High Limit	0 Number of High Outliers
128.00 High Ratio	- 5.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	181.21	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.01 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
31% 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	105.16	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
287,000 Average Sales Price	105.16	High InterQuartile Value	0.00 High 90% Value of Aggregate
301,800 Average Listed Price	0.00	InterQuartile Range	105.16 Aggregate Ratio
105.16 Average Ratio			Sampling Error
105.16 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
105.16 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
105.16 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
4 Total Transactions	101.99	Low InterQuartile Value	94.36 Low 90% Value of Aggregate
269,125 Average Sales Price	146.61	High InterQuartile Value	131.67 High 90% Value of Aggregate
304,150 Average Listed Price	44.62	InterQuartile Range	113.01 Aggregate Ratio
121.59 Average Ratio			16.51% Sampling Error
116.17 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
100.77 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
153.24 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.82 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25% 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
18 Total Transactions	84.96	Low InterQuartile Value	77.74 Low 90% Value of Aggregate
537,944 Average Sales Price	105.28	High InterQuartile Value	98.68 High 90% Value of Aggregate
474,533 Average Listed Price	20.32	InterQuartile Range	88.21 Aggregate Ratio
97.44 Average Ratio			11.87% Sampling Error
100.23 Median Ratio	54.47	Value of Outlier Low Limit	1 Number of Low Outliers
52.82 Low Ratio	135.76	Value of Outlier High Limit	1 Number of High Outliers
153.24 High Ratio	23.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	166.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.45 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
28% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			