

Study created by Christie.Wright@vermont.gov on 11/17/2022 at 8:35 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
250534976	354-109-10097	ARTIS, DARRICK Location: 707 SOUTH LINCOLN ROAD	TRUAX, GEORGE	2.00	10/6/2021	400,000	420,300	105.08			
L1971617792	354-109-10409	BISSONNETTE PHILIP Location: 88 MARTELL ROAD	ESTATE OF JOEL A. KI...	1.80	1/31/2020	133,000	123,000	92.48			
803512896	354-109-10162	CATALDO, MICHELLE Location: 1655 LINCOLN GAP ROAD	GILLETT, JUSTIN	4.70	1/12/2022	500,000	567,000	113.40			
2083263552	354-109-10030	CAUSEY, RICHARD F Location: 914 WEST RIVER ROAD	ESTATE OF IAN FORGAY...	1.00	5/28/2021	285,000	194,900	68.39			
47526976	354-109-10736	CURTIS, JUDITH MARIA Location: 645 FRENCH SETTLEMENT ROAD	HULSEBOS, LEE	4.20	6/15/2021	268,900	245,000	91.11			
L1986027520	354-109-10171	FORD PATRICK Location: 3325 DOWNINGSVILLE ROAD	PARK STEPHEN	4.50	11/22/2019	180,500	187,200	103.71			
330660928	354-109-10485	FREY, ADAM Location: MURRAY ROAD	PUCK, HANS	2.40	12/21/2021	60,000	61,200	102.00			
L1237999616	354-109-10142	GOULETTE ALEXANDER Location: 1211 LINCOLN GAP ROAD	FRAZIER BRIAN	2.80	4/29/2019	200,000	243,100	121.55			
L1245937664	354-109-10047	HEATH MARLEY Location: 1002 EAST RIVER ROAD	COUSINO JAYNE	2.88	9/16/2020	187,000	195,800	104.71			
L1228804096	354-109-10420	JANSON NICHOLAS Location: 437 HALL ROAD	KERWIN NANCY	2.80	5/15/2019	183,000	235,300	128.58			
243833920	354-109-10557	LAZO, MARCIA A Location: 747 COBB HILL ROAD	VAUGHAN, ROSS C	2.37	10/7/2021	193,000	135,100	70.00			
L1013432320	354-109-10733	LOVE THEODORE Location: 2534 DOWNINGSVILLE ROAD	MINNERLY WILLIAM	3.15	10/30/2020	432,000	366,900	84.93			
L1666568192	354-109-10007	MANNIGAN CODY Location: 1692 WEST RIVER ROAD	MORGAN III GEORGE	0.39	7/23/2020	210,110	178,500	84.96			
1020601408	354-109-10110	MORTON, ALEXANDER H Location: 28 RIPTON ROAD	DANIELS, DAVID J	2.40	5/5/2021	270,000	201,900	74.78			
1184675904	354-109-10240	N.L. PROPERTIES, LLC Location: 78 CREAMERY STREET	MCELWAIN, QUINN	0.20	4/23/2021	65,000	73,500	113.08			
1227125824	354-109-10706	NIMBLETT, SAIGE E Location: 156 WEST RIVER ROAD	MIEROP, KATHRYN B	0.26	7/16/2021	268,000	140,200	52.31			
168320064	354-109-10241	STEIN, MAX T Location: 57 CREAMERY STREET	DIESI, TYLER I	0.29	11/4/2021	235,000	164,300	69.91			
L589824000	354-109-10680	URBAN JENNIFER Location: 163 WATERWORKS ROAD	MCCAFFREY MARY	3.10	11/15/2019	204,000	211,700	103.77			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L920272896	354-109-10619	ALLEN III ROGER Location: 292 FRENCH SETTLEMENT ROAD	BROWN CHRISTOPHER	10.10	7/19/2019	195,000	192,900	98.92			
L129761280	354-109-10552	ARENA DAVID Location: 1500 COBB HILL ROAD	ROBERT AND GAIL P. B...	8.98	6/19/2020	275,000	279,300	101.56			
335858752	354-109-10336	ARNARSON, STEFAN ORN Location: 396 ATKINS ROAD	SWEENEY, NINA G	10.30	8/27/2021	418,000	312,600	74.78			
L1936986112	354-109-10120	CENTRAL MESA INC Location: 1735 RIPTON ROAD	MARIANNE E. LUST FAM...	27.90	3/31/2021	652,000	481,400	73.83			
392363072	354-109-10445	CLARK, KYLE B Location: 430-432 ORCHARD ROAD NORTH	LYMAN C. GORDON, JR....	130.00	12/16/2021	3,500,000	2,116,100	60.46			
L795922432	354-109-10599	COMBS TY Location: 2866 S LINCOLN RD	MASON TAYLOR	10.38	9/20/2019	195,000	197,300	101.18			
L769019904	354-109-10724	DAVIS BENJAMIN Location: 3577 DOWNINGSVILLE ROAD	ATKINS MELISSA	10.12	4/30/2019	271,400	302,800	111.57			
888339520	354-109-10138	DIPPEN, DUSTIN Location: 1149 FRENCH SETTLEMENT ROAD	DENAPOLI, JORGE A	10.15	12/22/2021	345,000	282,900	82.00			
L1293565952	354-109-10290	DOOLEY MICHAEL Location: 224 YORK HILL ROAD	GOODRO BRIAN	10.40	9/19/2019	307,500	375,900	122.24			
L329863168	354-109-10592	GENDREAU SARAH Location: 2433 SOUTH LINCOLN ROAD	JIMMO ROGER	8.70	8/10/2020	245,000	287,700	117.43			
297733184	354-109-10112	HOVEY, ELENA G Location: 1060 RIPTON ROAD	JOHNSON, MARK E	53.00	7/27/2021	602,000	346,300	57.52			
L1621069824	354-109-10298	JACKSON JOSIAH Location: 724 YORK HILL ROAD	WILLIAM W MCKEAN AND...	31.50	9/17/2019	275,000	258,700	94.07			
L1824690176	354-109-10563	LAWSON EDWARD Location: 1954 COBB HILL ROAD	CAGNINA JR ROBERT	59.00	10/30/2020	689,000	447,600	64.96			
L1282523136	354-109-10701	MORTIER ANIA Location: 1511 WEST HILL ROAD	WARE TIMOTHY	10.08	9/6/2019	399,000	535,700	134.26			
L442531840	354-109-10582	PERTA AMAIA Location: 1966 SOUTH LINCOLN ROAD	MCARDLE ETHAN	12.43	12/30/2020	237,000	264,600	111.65			
L831111168	354-109-10131	RYAN ROBIN TRUSTEE Location: 4024 RIPTON ROAD	TREFTZ WILSON	30.00	9/15/2020	299,000	275,200	92.04			
L1591132160	354-109-10329	SELOVER COREY Location: 89 COLBY HILL	CRIST BRIAN	21.00	12/2/2019	317,000	315,400	99.50			
889740352	354-109-10105	SOARES WHITE, ANDREW... Location: 3237 RIPTON ROAD	LUDWIG, DAVID	9.47	11/1/2021	525,000	379,700	72.32			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L865402880	354-109-10704	STYKOS KRISTINA Location: 1200 FRENCH SETTLEMENT ROAD	BREAULT KEVIN	11.38	8/7/2020	260,000	251,900	96.88			
L52035584	354-109-10783	WILSON THOMAS Location: 480 GEARY ROAD NORTH	JEWELL MICHAEL	28.30	6/28/2019	300,000	269,800	89.93			
L823803904	354-109-10401	WIMETTE-LAFAYETTE AU... Location: 429 POST HILL ROAD	TYCHE TYCHE INC.	16.01	9/26/2019	200,000	290,300	145.15			
Totals for R2 - Residential with 6 or more acres				519.20		10,506,900	8,464,100				

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	
21 Total Transactions	74.31	Low InterQuartile Value	67.62	Low 90% Value of Aggregate
500,329 Average Sales Price	111.61	High InterQuartile Value	93.49	High 90% Value of Aggregate
403,052 Average Listed Price	37.30	InterQuartile Range	80.56	Aggregate Ratio
95.35 Average Ratio			16.05%	Sampling Error
96.88 Median Ratio	18.36	Value of Outlier Low Limit	0	Number of Low Outliers
57.52 Low Ratio	167.55	Value of Outlier High Limit	0	Number of High Outliers
145.15 High Ratio	- 37.58	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	223.50	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.75 COD				
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
19% 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
1072243264	354-109-10126	ALLEN, JORDAN Location: 3503 RIPTON ROAD	ORVIS, RANDALL A	10.08	1/28/2022	115,000	154,600	134.43			
L1847115776	354-109-10219	KIRK DANIEL Location: 770 QUAKER STREET	EIDE LEAH	1.00	9/24/2019	145,000	98,200	67.72			
Totals for MHL - Mobile home landed				11.08		260,000	252,800				

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	67.72	Low InterQuartile Value	(104.87) Low 90% Value of Aggregate
130,000 Average Sales Price	134.43	High InterQuartile Value	299.33 High 90% Value of Aggregate
126,400 Average Listed Price	66.71	InterQuartile Range	97.23 Aggregate Ratio
101.08 Average Ratio			207.86% Sampling Error
101.08 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
67.72 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
134.43 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.00 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
336945728	354-109-10633	ANDERSON, LEE Location: FRENCH SETTLEMENT ROAD	BOWMAN, PHILIP	10.09	1/28/2022	136,000	75,200	55.29			
L353861632	354-109-10633	BOWMAN PHILIP Location: FRENCH SETTLEMENT ROAD	SHIRLEY TRAVER UNDER...	10.09	8/12/2020	67,000	75,200	112.24			
L1887059968	354-109-10148	HANSELMANN SETH Location: LINCOLN GAP ROAD	B. DAVID FORMAN REVO...	49.10	10/29/2020	200,000	197,800	98.90			
L136945664	354-109-10175	KAHN JANET Location: DOWNINGSVILLE ROAD	WHEELER BRUCE	5.10	6/5/2020	60,900	70,600	115.93			
209996864	354-109-10203	MINNERLY, WILLIAM M Location: DOWNINGSVILLE ROAD	LOVEJOY, JAMES W	35.65	8/27/2021	200,000	164,100	82.05			
L565084160	354-109-10436	SMITH OAKLEY Location: 274 MARSTERS ROAD	TERRENCE E. THOMAS R...	13.00	8/21/2020	70,000	67,200	96.00			
2101160512	354-109-10139	SMITH, MALCOLM Location: LINCOLN GAP ROAD	WILLIAM A. DUGGAN RE...	29.50	3/17/2022	165,000	148,800	90.18			
Totals for M - Miscellaneous				152.53		898,900	798,900				

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	
7 Total Transactions	82.05	Low InterQuartile Value	76.11	Low 90% Value of Aggregate
128,414 Average Sales Price	112.24	High InterQuartile Value	101.64	High 90% Value of Aggregate
114,129 Average Listed Price	30.19	InterQuartile Range	88.88	Aggregate Ratio
92.94 Average Ratio			14.36%	Sampling Error
96.00 Median Ratio	36.77	Value of Outlier Low Limit	0	Number of Low Outliers
55.29 Low Ratio	157.52	Value of Outlier High Limit	0	Number of High Outliers
115.93 High Ratio	- 8.52	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	202.81	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.81 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
43 Total Transactions	74.78	Low InterQuartile Value	74.35 Low 90% Value of Aggregate
359,461 Average Sales Price	111.57	High InterQuartile Value	94.71 High 90% Value of Aggregate
303,849 Average Listed Price	36.79	InterQuartile Range	84.53 Aggregate Ratio
94.96 Average Ratio			12.04% Sampling Error
96.88 Median Ratio	19.59	Value of Outlier Low Limit	0 Number of Low Outliers
52.31 Low Ratio	166.76	Value of Outlier High Limit	0 Number of High Outliers
145.15 High Ratio	- 35.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	221.95	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.17 COD			
5 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			

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
7 Total Transactions	82.05 Low InterQuartile Value		76.09 Low 90% Value of Aggregate
128,414 Average Sales Price	112.24 High InterQuartile Value		101.66 High 90% Value of Aggregate
114,129 Average Listed Price	30.19 InterQuartile Range		88.88 Aggregate Ratio
92.94 Average Ratio			14.38% Sampling Error
96.00 Median Ratio	36.77 Value of Outlier Low Limit	0 Number of Low Outliers	
55.29 Low Ratio	157.52 Value of Outlier High Limit	0 Number of High Outliers	
115.93 High Ratio	- 8.52 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	202.81 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.81 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
50 Total Transactions	74.78 Low InterQuartile Value		75.10 Low 90% Value of Aggregate
327,114 Average Sales Price	111.59 High InterQuartile Value		94.44 High 90% Value of Aggregate
277,288 Average Listed Price	36.81 InterQuartile Range		84.77 Aggregate Ratio
94.67 Average Ratio			11.41% Sampling Error
96.47 Median Ratio	19.57 Value of Outlier Low Limit	0 Number of Low Outliers	42.26% Weighted Standard Deviation
52.31 Low Ratio	166.80 Value of Outlier High Limit	0 Number of High Outliers	
145.15 High Ratio	- 35.63 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	222.01 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.78 COD			
6 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			