

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1203478528	372-115-10345	BROSSEAU AVIS Location: 3940 MAIDSTONE LAKE ROAD	TULLIS JR NEIL	0.00	2/16/2021	450,000	305,400	67.87			
L1417707520	372-115-10003	JAMESON BENTLY Location: 3714 MAIDSTONE LAKE ROAD	ALLAIRE RONALD	0.45	10/9/2020	270,000	259,500	96.11			O
L981676032	372-115-10109	KAMINS PAUL Location: 5204 MAIDSTONE LAKE ROAD	FITCH FAMILY TRUST O...	0.67	12/22/2020	513,000	360,100	70.19			
405294144	372-115-10272	MULLEAVEY, KENNETH Location: 2325 WESTSIDE LAKE ROAD	INGERSON, ALAN R	1.52	8/13/2021	452,000	332,900	73.65			
215895104	372-115-10096	PARENTE, ADAM J Location: 2840 NORTH ROAD	EMERY, STEPHANIE P	0.46	7/30/2021	147,000	100,200	68.16			
L1265143808	372-115-10136	THE DUDLEY FAMILY TR... Location: 2001 WESTSIDE LAKE ROAD	TETLEY DORIS	0.68	3/31/2021	570,000	356,600	62.56			
L52936704	372-115-10269	TULLIS MICHAEL Location: 5032 MAIDSTONE LAKE ROAD	PERREAULT JOHN	0.87	2/26/2021	585,000	413,500	70.68			
Totals for R1 - Residential with less than 6 acres				4.65		2,987,000	2,128,200				

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
7 Total Transactions	67.87 Low InterQuartile Value	65.44 Low 90% Value of Aggregate
426,714 Average Sales Price	73.65 High InterQuartile Value	77.06 High 90% Value of Aggregate
304,029 Average Listed Price	5.78 InterQuartile Range	71.25 Aggregate Ratio
72.75 Average Ratio		8.15% Sampling Error
70.19 Median Ratio	50.19 Value of Outlier Low Limit	0 Number of Low Outliers
62.56 Low Ratio	90.19 Value of Outlier High Limit	1 Number of High Outliers
96.11 High Ratio	30.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	110.19 Value of Extreme High Limit	0 Number of High Extremes/Influentials
8.52 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		

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L670093312	372-115-10331	BEAUCHESNE MYRIAM Location: 673 WEST SIDE LAKE ROAD	SMITH CURTIS	0.71	4/26/2019	188,250	195,000	103.59			
L1351778304	372-115-10260	BELANGER JR ROBERT Location: 1107 WESTSIDE LAKE ROAD	PARKHURST ROXANNE	1.02	7/1/2019	230,000	215,000	93.48			
L611000320	372-115-10150	BERGERON ROLAND Location: 457 WESTSIDE LAKE ROAD	HICKS GAIL	0.26	10/23/2020	157,500	162,100	102.92			
L787644416	372-115-10303	DENSMORE JIM Location: 4358 NORTH ROAD	DAVIS SCOTT	1.00	7/22/2020	35,000	47,100	134.57	O	O	O
L862838784	372-115-10066	DODD FREDERICK Location: 5876 MAIDSTONE LAKE EAST ISLAND (LOT 1C)	MARGUERITE J CONNORS...	0.11	5/31/2019	135,000	119,600	88.59			
L43016192	372-115-10213	FORD ANN Location: 5832 MAIDSTONE LAKE ROAD	MATTHEWS FAMILY REVO...	0.37	7/23/2020	245,000	178,500	72.86			
L614416384	372-115-10122	GAGNON ERIC Location: 2089 WESTSIDE LAKE ROAD	PHILIP W. GABORIAULT...	0.61	10/25/2019	394,000	359,700	91.29			
L1386168320	372-115-10196	HOVDEN JAN Location: 1627 WESTSIDE LAKE ROAD	GUIDOBONI WILLIAM	0.93	8/23/2019	375,000	359,100	95.76			
670037056	372-115-10105	KRYSCNSKI, WILLIAM R Location: 1993 WESTSIDE LAKE RD	FARNSWORTH, ROBERT J	0.61	7/23/2021	400,000	206,100	51.53			
338185280	372-115-10274	SARGENT, DUANE G Location: 281 WESTSIDE LAKE ROAD	MULLEAVEY, KENNETH	0.36	8/11/2021	310,000	169,300	54.61			
L1150824448	372-115-10006	SHAW ROBERT Location: 475 WEST SIDE ROAD	TIMOTHY G. SCOTT REV...	0.32	4/19/2019	243,000	211,400	87.00			
L31522816	372-115-10167	ST. ONGE PETER Location: 1925 WESTSIDE LAKE ROAD	SCOTT STEPHEN	0.65	1/31/2020	221,000	183,300	82.94			
L1830846464	372-115-10070	THE ROBIDOUX FAMILY ... Location: 5276 MAIDSTONE LAKE ROAD	CRAMER LANCE	0.55	6/29/2020	245,000	194,500	79.39			
1141783616	372-115-10162	THE SCARINZA FAMILY ... Location: 1549 WESTSIDE LAKE ROAD	MEKEEL, ROBERT	0.58	11/24/2021	322,250	188,500	58.49			
811904064	372-115-10406	THIBODEAU, NORMAND J Location: 173 WESTSIDE LAKE ROAD	RYMES, JOHN A	2.00	9/28/2021	425,000	371,400	87.39			
L1017454592	372-115-10143	TIM AND MARY LARSEN ... Location: 4096 MAIDSTONE LAKE ROAD	HARTSHORN IND & TRUS...	0.19	8/3/2020	278,000	211,500	76.08			
Totals for S1 - Vacation home with less than 6 acres				10.27		4,204,000	3,372,100				

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
16 Total Transactions	73.66 Low InterQuartile Value		72.51 Low 90% Value of Aggregate
262,750 Average Sales Price	95.19 High InterQuartile Value		87.92 High 90% Value of Aggregate
210,756 Average Listed Price	21.53 InterQuartile Range		80.21 Aggregate Ratio
85.03 Average Ratio			9.61% Sampling Error
87.19 Median Ratio	41.37 Value of Outlier Low Limit	0 Number of Low Outliers	
51.52 Low Ratio	127.48 Value of Outlier High Limit	1 Number of High Outliers	
134.57 High Ratio	9.08 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	159.77 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.82 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
866294336	372-115-10379	BERNOTAVICZ, ALEXA Location: BEAR MOUNTAIN ROAD	CHAPMAN, SR, ROBERT ...	0.00	3/18/2022	68,000	34,000	50.00			
1394355264	372-115-10342	LAMBERT, LORETTA Location: BEAR HILL ROAD	THURSTON, MICHAEL	232.00	9/3/2021	170,000	172,800	101.65			
Totals for W - Woodland				232.00		238,000	206,800				

W - Woodland

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	50.00	Low InterQuartile Value	(42.66) Low 90% Value of Aggregate
119,000 Average Sales Price	101.65	High InterQuartile Value	216.44 High 90% Value of Aggregate
103,400 Average Listed Price	51.65	InterQuartile Range	86.89 Aggregate Ratio
75.82 Average Ratio			149.10% Sampling Error
75.82 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
50.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
101.65 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.87 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
34.06 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			

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
23 Total Transactions	68.16 Low InterQuartile Value		71.28 Low 90% Value of Aggregate
312,652 Average Sales Price	93.48 High InterQuartile Value		81.70 High 90% Value of Aggregate
239,143 Average Listed Price	25.31 InterQuartile Range		76.49 Aggregate Ratio
81.29 Average Ratio			6.81% Sampling Error
79.39 Median Ratio	30.19 Value of Outlier Low Limit	0 Number of Low Outliers	
51.52 Low Ratio	131.45 Value of Outlier High Limit	1 Number of High Outliers	
134.57 High Ratio	- 7.78 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	169.42 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.45 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 - 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	73.78	Low InterQuartile Value	76.32 Low 90% Value of Aggregate
131,643 Average Sales Price	101.65	High InterQuartile Value	99.20 High 90% Value of Aggregate
115,529 Average Listed Price	27.87	InterQuartile Range	87.76 Aggregate Ratio
85.66 Average Ratio			13.04% Sampling Error
87.50 Median Ratio	31.98	Value of Outlier Low Limit	0 Number of Low Outliers
50.00 Low Ratio	143.45	Value of Outlier High Limit	0 Number of High Outliers
116.10 High Ratio	- 9.82	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	185.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.92 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
30 Total Transactions	69.69 Low InterQuartile Value		72.95 Low 90% Value of Aggregate
270,417 Average Sales Price	94.05 High InterQuartile Value		82.59 High 90% Value of Aggregate
210,300 Average Listed Price	24.36 InterQuartile Range		77.77 Aggregate Ratio
82.31 Average Ratio			6.20% Sampling Error
81.16 Median Ratio	33.14 Value of Outlier Low Limit	0 Number of Low Outliers	16.23% Weighted Standard Deviation
50.00 Low Ratio	130.59 Value of Outlier High Limit	1 Number of High Outliers	
134.57 High Ratio	- 3.40 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	167.13 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.68 COD			
1 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			