

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 8:37 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2130063360	381-118-10118	AUERBACH JOSHUA Location: 17 CABOT ROAD	BAUER ALICE	1.68	9/9/2019	190,000	181,800	95.68			
L1793966080	381-118-10666	BARNUM ROBERT Location: 9 CABOT ROAD	WILLIAMS JR. JONATHA...	1.00	6/29/2020	186,000	178,800	96.13			
2036423744	381-118-10284	CAHILL, PATRICK Location: 485 CABOT ROAD	BOIVIN, MAURICE	3.00	11/1/2021	195,000	201,800	103.49			
2017502272	381-118-10729	CHAPMAN, NANCY Location: 1122 US RT 2	ISOM, WILLIAM	0.50	5/21/2021	143,000	133,700	93.50			
L494284800	381-118-10121	DAVIS KELLY Location: 7072 US ROUTE 2	HICKMAN ABIGAIL	1.50	8/19/2019	205,000	252,900	123.37			
L116957184	381-118-10100	GRIGGS SIDNEY Location: 4117 US RTE 2	BURKART JR. EDWARD	4.50	6/26/2020	221,000	208,700	94.43			
L2134773760	381-118-10807	GUILFOYLE MEGAN Location: 1712 HOLT ROAD	TAYLOR ZACHARY	2.01	5/17/2019	150,000	150,100	100.07			
L1619804160	381-118-10126	HERRING DAVID Location: 77 SCHOOL STREET	WESTCOTT BRUCE	0.69	9/22/2020	32,500	41,700	128.31			O
L1732476928	381-118-10675	LASELL EMILY Location: 2233 VT ROUTE 232	SALLS BENJAMIN	2.00	5/1/2020	150,000	146,100	97.40			
L1720352768	381-118-10020	MANGAN JESSICA Location: 34 CABOT ROAD	REIL JOSHUA	0.11	3/24/2021	119,000	118,400	99.50			
L217219072	381-118-10244	MANGAN SAMUEL Location: 1611 U.S. ROUTE 2	DUCHARME BRIEN JR	1.00	6/5/2020	175,000	180,400	103.09			
L1911447552	381-118-10206	MARSHALL JONATHAN Location: 173 POPLAR ROAD	GRENIER MARIELLE	2.61	10/16/2020	250,000	228,800	91.52			
2106195008	381-118-10638	MORRIS, JOHN Location: 48 CREAMERY ST	RICHARDSON, GREGORY	0.25	12/10/2021	170,000	168,800	99.29			
L1413193728	381-118-10144	PORTER KATHERINE Location: 57 BEAVER MEADOW ROAD	CHARRON SUSAN	4.96	5/8/2020	185,000	204,800	110.70			
L168333312	381-118-10340	POULIN KRISTEN Location: 177 BUNKER HILL CIRCLE	BANDY FRANK	0.88	5/31/2019	215,000	204,100	94.93			
798604352	381-118-10427	PRICE, CHRISTOPHER S Location: 673 MAPLE HILL ROAD	ROBINSON, STEVEN	1.15	11/18/2021	335,000	316,800	94.57			
L984072192	381-118-10553	PURDY MATTHEW Location: 3668 VT RTE 232	NEWLAND FRANCIS	2.50	12/18/2020	77,053	104,600	135.75	O	O	O
L483987456	381-118-10110	RAPCZYNSKI RAYMOND Location: 169 NASMITH BROOK ROAD	WRISLEY CAM	4.00	7/18/2019	227,000	233,800	103.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L202285056	381-118-10427	ROBINSON STEVEN Location: 673 MAPLE HILL ROAD	PURCELL WHITE KATHRY...	1.15	9/23/2020	245,000	316,800	129.31		O	O
1119824448	381-118-10126	SEHGAL, RIK Location: 77 SCHOOL STREET	HERRING, DAVID	0.69	3/11/2022	38,500	41,700	108.31			
L371924992	381-118-10384	UNANGST-RUFENACHT GR... Location: 170 LAFIRIRA PLACE	HOROWITZ MICHAEL	1.00	3/20/2020	213,000	219,500	103.05			
L2049806336	381-118-10726	WALKER JESSICA Location: 166 GILMAN STREET	HEINTZ BENJAMIN	0.60	6/18/2020	225,000	177,200	78.76			
683998272	381-118-10461	WILLIAMS, KALI Location: 91 AI ENNIS PLACE	HARRIS, HENRY	3.00	12/17/2021	78,600	79,700	101.40			
1743639616	381-118-10121	ZARET, EVA Location: 7072 US RT 2	DAVIS, KELLY R	1.50	6/29/2021	327,000	252,900	77.34			
Totals for R1 - Residential with less than 6 acres				42.28		4,352,653	4,343,900				

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	
24 Total Transactions	94.66	Low InterQuartile Value	94.66	Low 90% Value of Aggregate
181,361 Average Sales Price	107.11	High InterQuartile Value	104.94	High 90% Value of Aggregate
180,996 Average Listed Price	12.45	InterQuartile Range	99.80	Aggregate Ratio
102.62 Average Ratio			5.15%	Sampling Error
99.78 Median Ratio	75.99	Value of Outlier Low Limit	0	Number of Low Outliers
77.34 Low Ratio	125.78	Value of Outlier High Limit	3	Number of High Outliers
135.75 High Ratio	57.32	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	144.45	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.89 COD				
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	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
2012013632	381-118-10183	ALVERNAZ, JACK A Location: 1403 MAPLE HILL ROAD	COPELAND, KEVIN	15.00	5/14/2021	464,000	450,000	96.98			
L169721856	381-118-10174	BAER ASA Location: 338 JOHNSON ROAD	COLGAN LAURIE	160.56	3/31/2021	875,000	871,700	99.62			
1240015424	381-118-10015	BELCHER, JESSIEMAE A Location: 915 LAIRD POND ROAD	MALLOY, JAMES J	11.00	2/1/2022	229,583	183,400	79.88			
L147759104	381-118-10549	COSTA DALICE Location: 178 UNCLE'S WAY	MINSENBERGER ROBERT	10.70	3/10/2021	177,500	147,600	83.15			
L1785139200	381-118-10540	FOX NATHANIEL Location: 390 LOWER DEPOT ROAD	STEWART JOSHUA	10.00	5/20/2019	205,000	222,300	108.44			
L690470912	381-118-10143	FOY-PACK JULIE Location: 5415 HOLLISTER HILL RD	GERBEX MONIQUE	52.63	2/19/2021	200,000	209,100	104.55			
L1971466240	381-118-10488	GRANT STEPHANIE Location: 5371 US ROUTE 2	LYNG LOUIS	44.00	10/31/2019	215,000	227,800	105.95			
L1817755648	381-118-10388	HISSON JEFFREY Location: 2004 US ROUTE 2	HUDSON PAMELA	10.00	11/18/2019	160,000	178,200	111.38			
L1091731456	381-118-10066	HOLDEN CHARLOTTE Location: 195 BEAVER MEADOW ROAD	BARLOW JAMES	10.70	11/26/2019	247,000	244,000	98.79			
216152128	381-118-10235	HOLLISTER HILL REVOC... Location: 4359 HOLLISTER HILL ROAD	SAMMATARO, DAVID	10.50	4/14/2021	590,000	552,300	93.61			
1616052800	381-118-10203	LAMPUGNALE, LUKE Location: 2587 MAPLE HILL ROAD	DAILY, RORY	7.00	12/21/2021	160,000	175,200	109.50			
L1243791360	381-118-10866	MARCELLUS BRENT Location: NASMITH BROOK ROAD	WILSON TERRY	20.50	7/31/2020	72,000	53,100	73.75	O	O	
L1569148928	381-118-10888	MAYNARD GORDON Location: 343 UPPER DEPOT ROAD	SCHUMACHER MICHAEL	34.05	5/1/2020	294,000	297,000	101.02			
L2025472000	381-118-10889	MOLTENI THOMAS Location: 403 UPPER DEPOT ROAD	MULLIGAN JASON	7.01	3/31/2020	380,000	414,300	109.03			
L1409060864	381-118-10181	RICHARDSON TYLER Location: 195 JOHNSON ROAD	ELBERSON JASON	7.50	7/26/2019	273,750	263,800	96.37			
L900108288	381-118-10235	SAMMARTARO DAVID Location: 4359 HOLLISTER HILL ROAD	STALBERG ILISA	10.50	7/16/2020	417,311	552,300	132.35	O	O	
L1322233856	381-118-10788	SCHWARZ WILLIAM Location: 2858 U.S. ROUTE 2	LARSEN ELIZABETH	101.50	6/20/2019	290,000	305,700	105.41			
1049746496	381-118-10041	SMITH, ANDREW Location: 1083 HOLT ROAD	BECKER, BRONWYN	8.41	11/4/2021	230,000	204,700	89.00			
Totals for R2 - Residential with 6 or more acres				531.56		5,480,144	5,552,500				

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
18 Total Transactions	92.46 Low InterQuartile Value		96.22 Low 90% Value of Aggregate
304,452 Average Sales Price	108.59 High InterQuartile Value		106.42 High 90% Value of Aggregate
308,472 Average Listed Price	16.13 InterQuartile Range		101.32 Aggregate Ratio
99.93 Average Ratio			5.03% Sampling Error
100.32 Median Ratio	68.27 Value of Outlier Low Limit	0 Number of Low Outliers	
73.75 Low Ratio	132.78 Value of Outlier High Limit	0 Number of High Outliers	
132.35 High Ratio	44.07 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	156.97 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
9.77 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
L1467162624	381-118-10286	BINGHAM MICHAEL Location: 58 POPLAR RD	MABLE TODD	3.03	11/4/2019	115,000	115,400	100.35			
L458117120	381-118-10543	CHOQUETTE ADDISON Location: 183 FOLSOM HILL ROAD	ACKERMANN SCOTT	1.00	5/27/2020	98,000	90,400	92.24			
L457347072	381-118-10692	MCLAREN GERRICK Location: 2146 VERMONT ROUTE 232	VORCE JEREMY	1.00	9/18/2020	179,900	178,600	99.28			
1499030592	381-118-10411	QUINTIN, LOUCIAS Location: 1285 HOLT ROAD	BARNETT III, NORBERT	4.00	5/14/2021	65,000	162,300	249.69	E	E	
L1056587776	381-118-10407	WASHINGTON COUNTY ME... Location: 470 JOHNSON ROAD	BROWN SHEILA	3.26	7/23/2020	160,000	165,800	103.63			

Totals for MHL - Mobile home landed				12.29		617,900	712,500				
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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
5 Total Transactions	95.76 Low InterQuartile Value	79.12 Low 90% Value of Aggregate
123,580 Average Sales Price	176.66 High InterQuartile Value	151.50 High 90% Value of Aggregate
142,500 Average Listed Price	80.90 InterQuartile Range	115.31 Aggregate Ratio
129.04 Average Ratio		31.38% Sampling Error
100.35 Median Ratio	- 25.59 Value of Outlier Low Limit	0 Number of Low Outliers
92.24 Low Ratio	298.00 Value of Outlier High Limit	0 Number of High Outliers
249.69 High Ratio	- 146.93 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	419.35 Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.25 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
40% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L358813696	381-118-10862	GREEN MOUNTAIN ICE L... Location: 8053 US ROUTE 2	BERTE TODD	5.80	2/5/2021	342,500	347,600	101.49			
L7049216	381-118-10435	MELONES 24 LLC Location: 5630 US ROUTE 2	HAMBLETON TRACEY	37.30	10/9/2020	475,000	511,900	107.77			
L225386496	381-118-10016	OUTER SPICE LLC Location: 8195 US RT 2	MAPLE VALLEY CAFE IN...	1.50	10/16/2019	180,000	199,200	110.67			
Totals for C - Commercial				44.60		997,500	1,058,700				

C - Commercial

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	101.49	Low InterQuartile Value	99.55	Low 90% Value of Aggregate
332,500 Average Sales Price	110.67	High InterQuartile Value	112.72	High 90% Value of Aggregate
352,900 Average Listed Price	9.18	InterQuartile Range	106.14	Aggregate Ratio
106.64 Average Ratio			6.20%	Sampling Error
107.77 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
101.49 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.67 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
2.84 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				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1860440064	381-118-10546	CARTER BRIAN Location: JERUSALEM ROAD	MEYER PETER	55.00	2/10/2021	38,500	51,500	133.77	O		
1125325376	381-118-10376	DEININGER, NATASCHA Location: HOLT ROAD	BURKART, LORI L	76.00	3/28/2022	163,000	132,600	81.35			
L1575485440	381-118-10475	SUSAN STILLINGER TRU... Location: THOMPSON ROAD	LONDON DONNA	17.10	9/9/2020	26,500	30,800	116.23			
Totals for W - Woodland				148.10		228,000	214,900				

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	
3 Total Transactions	81.35	Low InterQuartile Value	94.25	Low 90% Value of Aggregate
76,000 Average Sales Price	133.77	High InterQuartile Value	94.25	High 90% Value of Aggregate
71,633 Average Listed Price	52.42	InterQuartile Range	94.25	Aggregate Ratio
110.45 Average Ratio			0.00%	Sampling Error
116.23 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
81.35 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
133.77 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.03 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
L1226276864	381-118-10582	HILL ROBERT Location: RR BED EAST	HULL TIMOTHY	3.00	10/30/2020	19,000	24,700	130.00	O		
L1444491264	381-118-10823	JENKINS GINA Location: CALAIS ROAD	CUBA MICHAEL	107.44	7/30/2020	148,000	158,600	107.16			
1871139904	381-118-10837	RED DOOR BAKERY, LLC Location: 25 BEAVER MEADOW ROAD	N. AMERICAN MARTYRS ...	1.00	6/4/2021	159,000	135,000	84.91			
L1604263936	381-118-10967	ROBERTS TIMOTHY SR. Location: MAY ROAD AND AI ENNIS PLACE	MAY ALBERT	12.60	10/16/2020	12,000	43,200	360.00	E	E	
L207798272	381-118-10624	TIDWELL MARSHALL Location: 1782 ENNIS HILL RD	C DOUGLAS PRICE AND ...	70.00	8/11/2020	154,000	150,700	97.86			

Totals for M - Miscellaneous				194.04		492,000	512,200				
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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	
5 Total Transactions	91.38	Low InterQuartile Value	82.98	Low 90% Value of Aggregate
98,400 Average Sales Price	245.00	High InterQuartile Value	125.23	High 90% Value of Aggregate
102,440 Average Listed Price	153.62	InterQuartile Range	104.11	Aggregate Ratio
155.98 Average Ratio			20.29%	Sampling Error
107.16 Median Ratio	- 139.05	Value of Outlier Low Limit	0	Number of Low Outliers
84.91 Low Ratio	475.43	Value of Outlier High Limit	0	Number of High Outliers
360.00 High Ratio	- 369.47	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.50 PRD (Regression Index)	705.86	Value of Extreme High Limit	0	Number of High Extremes/Influentials
57.34 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
51 Total Transactions	94.93 Low InterQuartile Value		97.48 Low 90% Value of Aggregate
220,012 Average Sales Price	108.31 High InterQuartile Value		103.76 High 90% Value of Aggregate
221,378 Average Listed Price	13.38 InterQuartile Range		100.62 Aggregate Ratio
101.98 Average Ratio			3.12% Sampling Error
99.84 Median Ratio	74.86 Value of Outlier Low Limit	1 Number of Low Outliers	
73.75 Low Ratio	128.38 Value of Outlier High Limit	5 Number of High Outliers	
146.12 High Ratio	54.79 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	148.46 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
9.61 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
22% 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
3 Total Transactions	101.49	Low InterQuartile Value	99.52 Low 90% Value of Aggregate
332,500 Average Sales Price	110.67	High InterQuartile Value	112.75 High 90% Value of Aggregate
352,900 Average Listed Price	9.18	InterQuartile Range	106.14 Aggregate Ratio
106.64 Average Ratio			6.23% Sampling Error
107.77 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
101.49 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
110.67 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
2.84 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 - 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
9 Total Transactions	91.38	Low InterQuartile Value	94.27 Low 90% Value of Aggregate
190,894 Average Sales Price	131.88	High InterQuartile Value	109.11 High 90% Value of Aggregate
194,125 Average Listed Price	40.50	InterQuartile Range	101.69 Aggregate Ratio
107.17 Average Ratio			7.30% Sampling Error
106.63 Median Ratio	30.63	Value of Outlier Low Limit	0 Number of Low Outliers
81.35 Low Ratio	192.64	Value of Outlier High Limit	1 Number of High Outliers
133.77 High Ratio	- 30.12	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	253.39	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.71 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
63 Total Transactions	95.21	Low InterQuartile Value	98.47 Low 90% Value of Aggregate
221,725 Average Sales Price	109.03	High InterQuartile Value	103.83 High 90% Value of Aggregate
224,272 Average Listed Price	13.82	InterQuartile Range	101.15 Aggregate Ratio
102.89 Average Ratio			2.65% Sampling Error
101.02 Median Ratio	74.48	Value of Outlier Low Limit	1 Number of Low Outliers
73.75 Low Ratio	129.75	Value of Outlier High Limit	7 Number of High Outliers
146.12 High Ratio	53.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	150.48	Value of Extreme High Limit	2 Number of High Extremes/Influentials
10.17 COD			
12 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			