

Study created by Christie.Wright@vermont.gov on 11/30/2022 at 7:54 PM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	447-141-10197			2.50	10/16/2020	150,000	152,100	101.40			
		<b>Location:</b> 503 LAKEVIEW ROAD									
1897714240	447-141-10244	HILLIKER, NATHAN B	ROY, CAROL D	0.32	2/7/2022	124,900	132,000	105.68			
		<b>Location:</b> 4898 VT ROUTE 114 S									
1703971904	447-141-10107	LAFLAMME, SUSAN V	GUILBAULT, GARY W	3.10	8/6/2021	195,000	199,300	102.21			
		<b>Location:</b> 3212 VT ROUTE 114 E									
773841984	447-141-10114	LARO, ADAM	WILLEY, GORDON ANDRE...	0.46	5/5/2021	223,000	208,700	93.59			
		<b>Location:</b> 525 LAKEVIEW ROAD									
500411456	447-141-10151	LEE, GARY F	SBARDELLA, DANIEL J	0.50	9/27/2021	45,000	47,500	105.56			
		<b>Location:</b> 460 VT ROUTE 114									
	447-141-10353	QUILLIAM JOSHUA	MATTHEWS RONALD	2.00	7/31/2020	180,000	188,800	104.89			
		<b>Location:</b> 1313 VT ROUTE 114									
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>8.88</b>		<b>917,900</b>	<b>928,400</b>				

**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	
6 Total Transactions	99.45	Low InterQuartile Value	96.85	Low 90% Value of Aggregate
152,983 Average Sales Price	105.59	High InterQuartile Value	105.44	High 90% Value of Aggregate
154,733 Average Listed Price	6.14	InterQuartile Range	101.14	Aggregate Ratio
102.22 Average Ratio			4.25%	Sampling Error
103.55 Median Ratio	83.55	Value of Outlier Low Limit	0	Number of Low Outliers
93.59 Low Ratio	123.55	Value of Outlier High Limit	0	Number of High Outliers
105.68 High Ratio	63.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	143.55	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.05 COD				
1	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
	447-141-10111			12.88	2/12/2021	240,000	240,800	100.33			
		<b>Location:</b> 513 VT ROUTE 114									
2001357888	447-141-10179	GAYNOR, BARRY F	LEMAY, LEONARD	7.66	7/7/2021	285,000	284,000	99.65			
		<b>Location:</b> 230 LEO'S LANE									
1706617920	447-141-10264	GIULIANO, KEVIN A	HOLM, CHRISTOPHER E	14.00	9/17/2021	265,000	258,300	97.47			
		<b>Location:</b> 2551 VERMONT ROUTE 114 SOUTH									
	447-141-10053	LAVOIE CASSANDRA	OBIN KEITH	10.30	4/10/2019	104,000	118,200	113.65			
		<b>Location:</b> 2959 ROUTE 114									
891386944	447-141-10023	SAMMONS, JODY J	STRICKER, ULRICH	10.06	11/29/2021	410,000	268,100	65.39	O	O	O
		<b>Location:</b> 354 LEO'S LANE									
542649408	447-141-10250	VALLAT, SALLY	AHEARN, STEWART	53.20	8/27/2021	590,000	584,200	99.02			
		<b>Location:</b> 602VT ROUTE 114									
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>108.10</b>		<b>1,894,000</b>	<b>1,753,600</b>				

**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	
6 Total Transactions	89.45	Low InterQuartile Value	79.04	Low 90% Value of Aggregate
315,667 Average Sales Price	103.66	High InterQuartile Value	106.13	High 90% Value of Aggregate
292,267 Average Listed Price	14.21	InterQuartile Range	92.59	Aggregate Ratio
95.92 Average Ratio			14.62%	Sampling Error
99.33 Median Ratio	68.13	Value of Outlier Low Limit	1	Number of Low Outliers
65.39 Low Ratio	124.98	Value of Outlier High Limit	0	Number of High Outliers
113.65 High Ratio	46.81	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	146.30	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.68 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
	447-141-10274	BUTLER ENTERPRISES P... Location: 4923 VT ROUTE 114	THIBEAULT DAVID	0.00	8/25/2020	105,000	108,100	102.95			
	447-141-10098	DOWERS PETER Location: 45 DEVOST LANE	DEVOST ANDREW	2.50	10/16/2020	200,000	218,800	109.40			
1952445504	447-141-10114	LEE, JOAN A Location: LAKEVIEW ROAD	WILLEY, GORDON ANDRE...	1.67	7/9/2021	30,000	29,200	97.33			
1763566656	447-141-10072	LIBERTOFF, KEN Location: 967 LAKE STATION ROAD	HAHN, JOHN M	0.50	5/14/2021	152,000	152,500	100.33			
1109744704	447-141-10047	LOGAN, WILLIAM S Location: 35 AVERILL LAKE ROAD	BROWN, GLENN A	1.13	10/18/2021	85,000	59,500	70.00	O	O	

<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>5.80</b>		<b>572,000</b>	<b>568,100</b>				
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**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	
5 Total Transactions	83.67	Low InterQuartile Value	86.59	Low 90% Value of Aggregate
114,400 Average Sales Price	106.18	High InterQuartile Value	112.05	High 90% Value of Aggregate
113,620 Average Listed Price	22.51	InterQuartile Range	99.32	Aggregate Ratio
96.00 Average Ratio			12.82%	Sampling Error
100.33 Median Ratio	49.90	Value of Outlier Low Limit	0	Number of Low Outliers
70.00 Low Ratio	139.94	Value of Outlier High Limit	0	Number of High Outliers
109.40 High Ratio	16.14	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	173.70	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.97 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			

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
259738688	447-141-10085	BURNS, THOMAS J	ABBOTT, REGINALD C	11.63	8/27/2021	215,000	218,500	101.63			
Location: 12 MARSH ROAD & 189 VT RTE 114 EAST NORTON											

<b>Totals for C - Commercial</b>				<b>11.63</b>		<b>215,000</b>	<b>218,500</b>				
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**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	
1 Total Transactions	101.63	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
215,000 Average Sales Price	101.63	High InterQuartile Value	0.00	High 90% Value of Aggregate
218,500 Average Listed Price	0.00	InterQuartile Range	101.63	Aggregate Ratio
101.63 Average Ratio				Sampling Error
101.63 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
101.63 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.63 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				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
	447-141-10031	ROWELL MICHAEL Location: 7018 BACK SIDE OF NORTON LAKE	JAMES BIRON	0.25	11/13/2020	25,280	24,000	94.94			
1737856064	447-141-10045	SOLARI, SARAH T Location: LAKE STATION ROAD	CLIFFORD FRANCIS BIR...	0.34	6/1/2021	53,000	54,000	101.89			
<b>Totals for M - Miscellaneous</b>				<b>0.59</b>		<b>78,280</b>	<b>78,000</b>				

**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	
2 Total Transactions	94.94	Low InterQuartile Value	80.76	Low 90% Value of Aggregate
39,140 Average Sales Price	101.89	High InterQuartile Value	118.53	High 90% Value of Aggregate
39,000 Average Listed Price	6.95	InterQuartile Range	99.64	Aggregate Ratio
98.41 Average Ratio			18.96%	Sampling Error
98.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.94 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.89 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.53 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
17 Total Transactions	97.40	Low InterQuartile Value	89.13 Low 90% Value of Aggregate
199,053 Average Sales Price	105.22	High InterQuartile Value	102.96 High 90% Value of Aggregate
191,182 Average Listed Price	7.82	InterQuartile Range	96.05 Aggregate Ratio
98.17 Average Ratio			7.19% Sampling Error
100.33 Median Ratio	80.33	Value of Outlier Low Limit	2 Number of Low Outliers
65.39 Low Ratio	120.33	Value of Outlier High Limit	0 Number of High Outliers
113.65 High Ratio	60.33	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	140.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
7.21 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
29% 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	101.63	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
215,000 Average Sales Price	101.63	High InterQuartile Value	0.00 High 90% Value of Aggregate
218,500 Average Listed Price	0.00	InterQuartile Range	101.63 Aggregate Ratio
101.63 Average Ratio			Sampling Error
101.63 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
101.63 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
101.63 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			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
100% 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
2 Total Transactions	94.94	Low InterQuartile Value	80.75 Low 90% Value of Aggregate
39,140 Average Sales Price	101.89	High InterQuartile Value	118.53 High 90% Value of Aggregate
39,000 Average Listed Price	6.95	InterQuartile Range	99.64 Aggregate Ratio
98.41 Average Ratio			18.96% Sampling Error
98.41 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
94.94 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
101.89 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
3.53 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			



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
20 Total Transactions	97.37 Low InterQuartile Value		90.06 Low 90% Value of Aggregate
183,859 Average Sales Price	104.40 High InterQuartile Value		102.84 High 90% Value of Aggregate
177,330 Average Listed Price	7.04 InterQuartile Range		96.45 Aggregate Ratio
98.37 Average Ratio			6.63% Sampling Error
100.87 Median Ratio	80.87 Value of Outlier Low Limit	2 Number of Low Outliers	17.17% Weighted Standard Deviation
65.39 Low Ratio	120.87 Value of Outlier High Limit	0 Number of High Outliers	
113.65 High Ratio	60.87 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	140.87 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
6.50 COD			
7 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
35% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			