

Study created by Christie.Wright@vermont.gov on 11/21/2022 at 5:33 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L89563136	564-178-10166	ASCHERMANN JAMES MIC... Location: 18 WOODCOCK ROAD	GEDEON AND JEAN LACR...	1.13	12/30/2019	220,000	229,700	104.41			
L1336942592	564-178-10022	BUSHEE REBECCA Location: 1793 WEST SANDGATE ROAD	DEPEYSTER SUZANNE	5.00	12/4/2019	123,000	128,400	104.39			
L1800978432	564-178-10073	DESMARAIS TIFFANY Location: 92 WEST SANDGATE ROAD	LAURIN ELIZABETH	4.80	12/4/2020	191,000	166,300	87.07			
L412172288	564-178-10132	FLYNN LORCAN Location: 82 TUDOR ROAD	AUDY ASHLEY	1.50	11/25/2020	299,000	303,000	101.34			
L568500224	564-178-10125	HAMMERLE ANN Location: 1782 RUPERT ROAD	BAKER DIANA	2.78	6/30/2020	160,000	204,200	127.63	O	O	
L1381974016	564-178-10211	PORTA MICHAEL Location: 4648 SANDGATE ROAD	PATRICIA F. MCNICKLE...	1.50	12/22/2020	370,000	370,400	100.11			
1768334912	564-178-10335	ROWE, JAMES E Location: 64 WALSH ROAD	WALSH III, JOHN	1.33	1/14/2022	35,000	71,200	203.43	E	E	E
434449472	564-178-10048	SNYDER, JOAN R Location: 1458 WEST SANDGATE RD	GRACEY, JOSEPH M	1.20	4/19/2021	275,000	276,300	100.47			
Totals for R1 - Residential with less than 6 acres				19.24		1,673,000	1,749,500				

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
8 Total Transactions	100.20 Low InterQuartile Value	96.21 Low 90% Value of Aggregate
234,000 Average Sales Price	121.82 High InterQuartile Value	108.71 High 90% Value of Aggregate
239,757 Average Listed Price	21.62 InterQuartile Range	102.46 Aggregate Ratio
103.63 Average Ratio		6.10% Sampling Error
101.34 Median Ratio	67.77 Value of Outlier Low Limit	0 Number of Low Outliers
87.07 Low Ratio	154.25 Value of Outlier High Limit	1 Number of High Outliers
127.63 High Ratio	35.33 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	186.69 Value of Extreme High Limit	1 Number of High Extremes/Influentials
6.88 COD		
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
38% 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
L193667072	564-178-10026	ALEXANDER REBECCA Location: 276 WILCOX HOLLOW ROAD	JEFFREY D BOEHLERT T...	52.35	6/3/2019	530,000	556,600	105.02			
L168886272	564-178-10240	ANGELL PHILIP Location: 5662 SANDGATE ROAD	O'SHEA BONNIE	65.00	12/11/2020	350,000	347,500	99.29			
L814202880	564-178-10131	CARLISLE KATHLEEN Location: 2331 WEST RUPERT ROAD	KEVIN J. HINES TRUST...	11.40	11/21/2019	289,000	315,600	109.20			
1639197760	564-178-10032	COSTA, RONALD J Location: 3412 W SANDGATE ROAD	BUCCOLO, JAMES P	7.30	5/28/2021	210,000	219,400	104.48			
1433272896	564-178-10133	DAUT, ELIZABETH Location: 2645 WEST SANDGATE ROAD	HOFFSTEIN, JUDITH A	44.00	11/18/2021	550,000	547,600	99.56			
1483959360	564-178-10142	DOWNEY, RANDY E Location: 3427 RUPERT ROAD	CLARK, NANCY	12.45	6/9/2021	300,000	304,000	101.33			
L218177536	564-178-10297	FITCH SARAH Location: 103 MAZZOLA TRAIL	MAZZOLA MICHAEL	7.50	2/25/2020	129,000	176,800	137.05	O	O	O
L687489024	564-178-10095	FOUR PEACEFUL PEAKS ... Location: 680 LINCOLN LANE	TF MGT CO PL	523.00	6/30/2020	900,000	988,600	109.84			
L835330048	564-178-10294	FRENKE CHRISTAN Location: 759 WEST ROAD	AGATI JACK	46.86	8/17/2020	382,000	285,400	74.71	O	O	
L609550336	564-178-10042	HUNKLER COLLEEN ANN Location: 164 WALSH ROAD	LA ROSA VITO	91.30	9/28/2020	290,000	394,300	135.97	O	O	O
280316992	564-178-10090	MARKALUNAS, PETER J Location: 391 WELDON DRIVE	BROBERG, FREDERICK N	16.57	4/26/2021	230,000	231,600	100.70			
L1924349952	564-178-10373	O'DONNELL AMBROSE Location: 668 RUPERT ROAD	AUDY BRIAN	110.00	10/16/2020	1,150,000	951,300	82.72			
L2107531264	564-178-10103	PARK DONALD Location: 697 HAMILTON HOLLOW ROAD	REIG KENNETH	40.29	12/7/2020	407,900	378,300	92.74			
694593088	564-178-10206	PIKE, DERICK GARDNER Location: 3600 WEST SANDGATE RD	COLGAN, RICHARD	6.50	2/7/2022	239,096	234,200	97.95			
L1801457664	564-178-10079	REYNOLDS STEPHEN Location: 613 CAMPBELL RD	DONALDSON JR ROBERT	65.40	3/26/2021	430,000	431,700	100.40			
1076904512	564-178-10137	TEW, GREGORY N Location: 283 SWEARING HILL RD	IANNACONE, LINDA	10.10	11/22/2021	565,000	407,300	72.09	O	O	
460194368	564-178-10371	YBS SANDGATE, LLC Location: 3701 SANDGATE ROAD	THE ESTATE OF JAMES ...	80.00	10/29/2021	1,296,000	1,165,000	89.89			
Totals for R2 - Residential with 6 or more acres				1,190.02		8,247,996	7,935,200				

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
17 Total Transactions	91.32 Low InterQuartile Value		89.99 Low 90% Value of Aggregate
485,176 Average Sales Price	107.11 High InterQuartile Value		102.42 High 90% Value of Aggregate
466,776 Average Listed Price	15.79 InterQuartile Range		96.21 Aggregate Ratio
100.76 Average Ratio			6.45% Sampling Error
100.40 Median Ratio	67.63 Value of Outlier Low Limit	0 Number of Low Outliers	
72.09 Low Ratio	130.80 Value of Outlier High Limit	2 Number of High Outliers	
137.05 High Ratio	43.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	154.49 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.40 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L118591488	564-178-10156	PARK DONALD Location: WEST ROAD	THE NATURE CONSERVAN...	123.50	12/22/2020	159,900	167,600	104.82			
225313344	564-178-10388	SANTELLI, THOMAS F Location: 18+/- ACRES ON CAMPBELL ROAD	A.R.F. INC	17.51	11/18/2021	38,000	40,700	107.11			
L2057871360	564-178-10100	TURNER DARRELL Location: WEST ROAD	FLETCHER STEVEN	10.10	5/3/2019	23,000	45,800	199.13	E		
Totals for W - Woodland				151.11		220,900	254,100				

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	104.82	Low InterQuartile Value	75.19	Low 90% Value of Aggregate
73,633 Average Sales Price	199.13	High InterQuartile Value	154.87	High 90% Value of Aggregate
84,700 Average Listed Price	94.31	InterQuartile Range	115.03	Aggregate Ratio
137.02 Average Ratio			34.63%	Sampling Error
107.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.82 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
199.13 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.19 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
29.35 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
25 Total Transactions	95.35 Low InterQuartile Value		91.90 Low 90% Value of Aggregate
411,917 Average Sales Price	107.11 High InterQuartile Value		102.59 High 90% Value of Aggregate
400,563 Average Listed Price	11.76 InterQuartile Range		97.24 Aggregate Ratio
101.60 Average Ratio			5.50% Sampling Error
100.58 Median Ratio	77.70 Value of Outlier Low Limit	2 Number of Low Outliers	
72.09 Low Ratio	124.76 Value of Outlier High Limit	4 Number of High Outliers	
137.05 High Ratio	60.06 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	142.40 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
10.12 COD			
8 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
32% 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	103.45	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
690,000 Average Sales Price	103.45	High InterQuartile Value	0.00 High 90% Value of Aggregate
713,800 Average Listed Price	0.00	InterQuartile Range	103.45 Aggregate Ratio
103.45 Average Ratio			Sampling Error
103.45 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
103.45 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
103.45 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	78.64 Low InterQuartile Value		77.39 Low 90% Value of Aggregate
69,600 Average Sales Price	176.12 High InterQuartile Value		134.03 High 90% Value of Aggregate
73,575 Average Listed Price	97.49 InterQuartile Range		105.71 Aggregate Ratio
120.24 Average Ratio			26.79% Sampling Error
105.96 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
69.91 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
199.13 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.14 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
31.03 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			

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	96.65	Low InterQuartile Value	92.69	Low 90% Value of Aggregate
386,836 Average Sales Price	107.63	High InterQuartile Value	102.59	High 90% Value of Aggregate
377,707 Average Listed Price	10.98	InterQuartile Range	97.64	Aggregate Ratio
100.84 Average Ratio			5.07%	Sampling Error
101.01 Median Ratio	81.34	Value of Outlier Low Limit	3	Number of Low Outliers
69.91 Low Ratio	121.34	Value of Outlier High Limit	5	Number of High Outliers
137.05 High Ratio	61.34	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	141.34	Value of Extreme High Limit	2	Number of High Extremes/Influentials
10.20 COD				
8	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
27%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			